



sparks ellison



19 Blenheim Close, Chandler's Ford, SO53 4LD

£625,000

A substantial detached family home offering flexible accommodation options for a variety of buyers. The property offers up to 6 bedrooms, with 2 rooms located on the 2nd floor. There are 4 bedrooms along with an en suite and bathroom on the first floor whilst the ground floor provides a sitting room, dining room, kitchen, utility and cloakroom. Externally there is driveway parking leading to a garage at the front with a 58' southerly facing rear garden that is mature and well stocked. Blenheim Close is a pleasant cul de sac on the edge of Knightwood Park and close to a play park along with local shops and facilities.

ACCOMMODATION

GROUND FLOOR

**Reception Hall:**  
Stairs to first floor, understairs storage cupboard..

**Sitting Room:**  
15'10" x 11'6" (4.83m x 3.51m) Fireplace surround and hearth with electric fire, double doors to rear garden.

**Dining Room:**  
11'6" x 11'3" (3.51m x 3.43m) Bay window.

**Kitchen/Breakfast Room:**  
10'10" x 10'8" (3.30m x 3.25m) Built in electric oven, built in gas hob, fitted extractor hood, integrated dishwasher.

**Utility Room:**  
6' x 5'5" (1.83m x 1.65m) Wall mounted boiler, space and plumbing for washing machine, space for fridge freezer.

**Cloakroom:**  
4'7" x 4' (1.40m x 1.22m) White suite with chrome fitments comprising wash hand basin, WC.

FIRST FLOOR

**Landing:**  
Stairs to second floor, airing cupboard.

**Bedroom 1:**  
12'10" x 11'9" (3.91m x 3.58m) Built in double wardrobe.

**En-suite Bathroom:**  
9'2" x 6'3" (2.79m x 1.91m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, WC, linen cupboard.

**Bedroom 2:**  
11'10" x 9' (3.61m x 2.74m) Built in double wardrobe.

**Bedroom 3:**  
10'4" x 9'6" (3.15m x 2.90m) Built in double wardrobe.

**Bedroom 4:**  
10' x 6'11" (3.05m x 2.11m)

**Shower Room:**  
7'6" x 6'10" (2.29m x 2.08m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, WC.

SECOND FLOOR

**Landing:**  
Eaves storage space.

**Bedroom 5/Gym:**  
12' x 12' (3.66m x 3.66m)

**Bedroom 6/Study:**  
12' x 8'9" (3.66m x 2.67m)

**Front:**  
Double width driveway, area laid to lawn, variety of plants, side access to rear garden.

**Rear Gardens:**  
Measures approximately 58' x 36' with a pleasant southerly aspect. A well stocked and mature garden with paved patio area, area laid to lawn, garden pond, variety of mature plants, bushes and shrubs, area laid to shingle, potting shed.

**Garage:**  
17'8" x 8'7" (5.38m x 2.62m) With up and over door power and light.

**OTHER INFORMATION**

**Tenure:**  
Freehold

**Approximate Age:**  
1997

**Approximate Area:**  
1820sqft/168.8sqm Including garage and limited use areas

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

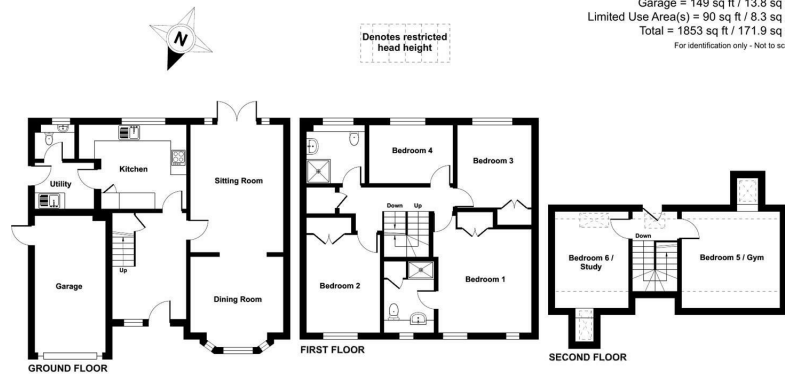
**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
Knightwood Primary School/St. Francis Primary School

**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band E

**Local Council:**  
Test Valley Borough Council - 01264 368000



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickbeom 2025. Produced for Sparks Ellison. REF: 1230298



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.





