



sparks ellison

5 Western Road, Chandler's Ford, SO53 5DL

£850,000

A substantial detached family home arranged over three floors and offering fantastic accommodation of over 2,700 square feet, including the garage, to suit a variety of living requirements. The ground floor boasts three reception rooms along with a kitchen/breakfast room and utility room. The first floor provides five bedrooms and three bathrooms with the second floor benefiting from three further rooms that could be utilised for a number of different purposes. Externally, there is a screened frontage providing off road parking and leading to the double garage whilst to the rear is an enclosed 61' x 43' garden. The property is offered for sale with no forward chain and sits within catchment for Thornden School.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

6' x 3' (1.83m x 0.91m) Comprising wash hand basin, wc.

Sitting Room:

15'6" x 12'9" (4.72m x 3.89m)

Dining Room:

13'9" x 10'8" (4.19m x 3.25m)

Study:

7'11" x 7'9" (2.41m x 2.36m)

Kitchen/Breakfast Room:

10'10" x 9'8" (6.05m x 2.95m) Built in double oven, built in gas hob, fitted extractor hood, space for fridge/freezer, space and plumbing for dishwasher, space for table and chairs.

Utility Room:

7'9" x 5'8" (2.36m x 1.73m) Space and plumbing for dishwasher, wall mounted boiler.

FIRST FLOOR

Landing:

Stairs to second floor, built in airing cupboard.

Bedroom 1:

12'8" x 9'9" (3.86m x 2.97m)

Dressing Area:

5'6" into wardrobes x 5'1" (1.68m x 1.55m) Recess for hanging.

En Suite:

7'3" x 6'7" (2.21m x 2.01m) Comprising shower area, wash hand basin with cupboard under, wc, tiled walls, tiled floor.

Bedroom 2:

17'4" x 10'4" (5.28m x 3.15m) Built in wardrobe, access to eaves.

En Suite:

7'11" x 4'11" (2.41m x 1.50m) Comprising shower in cubicle, wash hand basin, wc.

Bedroom 3:

10'8" x 9'9" plus entrance (3.25m x 2.97m) Built in double wardrobe.

Bedroom 4:

10'10" x 9'9" (3.30m x 2.97m)

Bedroom 5:

9'9" x 8'10" (2.97m x 2.69m)

Bathroom:

7'11" x 5'11" (2.41m x 1.80m) Comprising spa bath, wash hand basin with cupboard under, wc, tiled floor.

SECOND FLOOR

Family Room/Bedroom 6:

16'10" x 16'6" (5.13m x 5.03m) Access to eaves.

Study/Bedroom 7:

16'10" x 10'9" (5.13m x 3.28m)

Store Room:

9'1" x 5'9" (2.77m x 1.7m)

OUTSIDE

Front:

Gravel driveway providing off road parking, area laid to lawn, side access to rear garden.

Rear Garden:

Measures approximately 61' x 43' and comprises paved patio area, area laid to lawn, mature bushes and trees, outside tap, garden shed.

Garage:

20'2" x 17'11" (6.15m x 5.46m) Twin electric doors, power and light, door to garden.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

1997

Approximate Area:

2757sqft/256.1sqm (Including limited use areas and garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Chandlers Ford Infant School/Merdon Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band F

Agents Note:

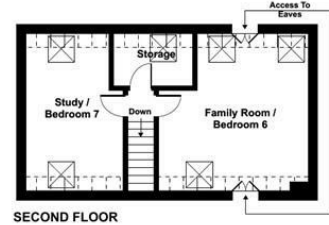
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.





Denotes restricted head height

Ground Floor = 882 sq ft / 81.9 sq m
 First Floor = 982 sq ft / 91.2 sq m
 Second Floor = 425 sq ft / 39.5 sq m
 Garage = 326 sq ft / 30.3 sq m
 Limited Use Area(s) = 142 sq ft / 13.2 sq m
 Total = 2757 sq ft / 256.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1254580

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

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

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: 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.



