



sparky ellison

15 Sandringham Close, Chandler's Ford, SO53 4LE

£525,000

A modern four bedroom detached family home situated in a popular location on the edge of Knightwood Park benefitting from well proportioned rooms. The ground floor boasts a sitting room with French doors leading to the rear garden, a dining room with feature bay window and a kitchen/breakfast room with built in appliances. Upstairs are four good size bedrooms, all benefitting from built in wardrobes, along with an en suite and family bathroom. Externally there is a pleasant southerly facing rear garden along with a driveway and garage.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**
Stairs to first floor, door to garage.
- Cloakroom:**
L shaped with maximum measurements of 4'10" x 4' (1.49m x 1.22m) White suite with chrome fitments comprising low level wc, wash hand basin.
- Sitting Room:**
19'3" max x 11'4" max (5.88m x 3.45m)
- Dining Room:**
13'3" x 8'11" (4.05m x 2.73m)
- Kitchen/Breakfast Room:**
11'10" max x 11'3" max (3.61m x 3.44m) With built in double oven, five ring gas hob, fitted extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space for table and chairs.

FIRST FLOOR

- Landing:**
Access to loft space, built in airing cupboard.
- Bedroom 1:**
12'7" max to wardrobes x 12' (3.84m x x3.65m) Built in wardrobes.
- En-suite:**
6'1" x 5'4" (1.86m x x1.62m) White suite with chrome fitments comprising shower in cubicle, wash hand basin, low level wc.
- Bedroom 2:**
11'8" x 8'1" (3.55m x x2.47m) Built in wardrobe.
- Bedroom 3:**
9'9" x 8'8" (2.97m x 2.65m) Built in wardrobe.
- Bedroom 4:**
11'7" x 7'9" max (3.54m x x2.36m) Built in wardrobe.

- Bathroom:**
6'10" x 6'7" (2.07m x 2.0m) White suite with chrome fitments comprising bath with shower over, low level wc, wash hand basin.

OUTSIDE

- Front:**
Area laid to lawn, variety of plants and shrubs, side pedestrian access to rear garden, driveway providing off road parking.

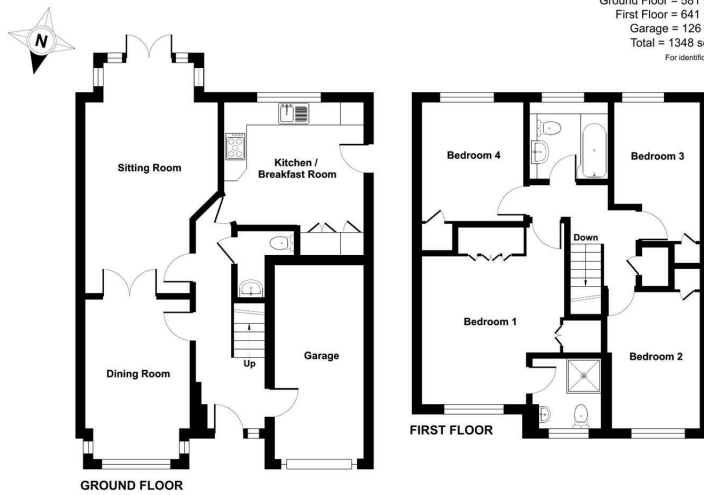
- Rear Garden:**
Measures approximately 37' x 33' Area laid to lawn, paved patio area, area laid to timber decking, planted beds, outside tap, garden shed.

- Garage:**
16' x 7'11" (4.87m x 2.41m) With up and over door, power and light, plumbing for washing machine, wall mounted boiler.

OTHER INFORMATION

- Tenure:**
Freehold
- Approximate Age:**
1990's
- Approximate Area:**
125.2sqm/1348sqft (Including garage)
- Sellers Position:**
Looking for forward purchase
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows
- Loft Space:**
Fully boarded with ladder and light connected
- Solar Panels:**
- Infant/Junior School:**
Knightwood Primary/St. Francis Primary School
- Secondary School:**
Toynbee Secondary School
- Council Tax:**
Band E
- Local Council:**
Test Valley Borough Council - 01264 358 000

- 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 £20 + vat per person for these checks.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnhocom 2025. Produced for Sparks Ellison. REF: 1240222



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	

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