



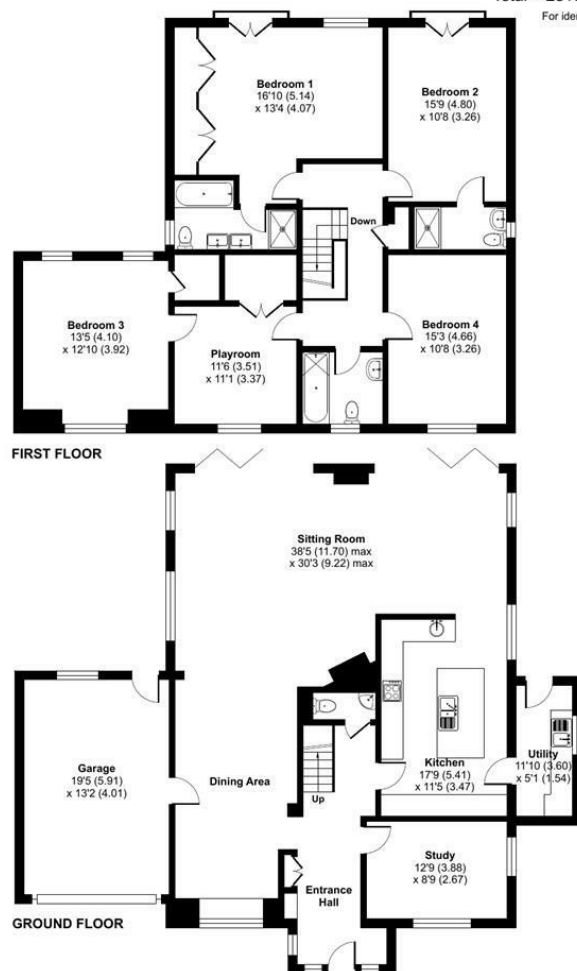
4 Chestnut Close, Chandlers Ford, SO53 3HH

£835,000

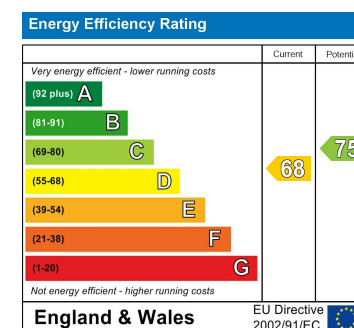
A magnificent detached family home extended and renovated by the current owners to an exceptionally high standard between 2017 and 2019. The property affords fantastic accommodation which is well balanced on both floors highlighted by a 23'4" reception hall leading to a stunning open plan living space with bifold doors to rear garden. In addition to this is a beautifully fitted kitchen, utility room and study. On the first floor bedrooms one and two benefit from Juliette balconies and en-suite with two further bedrooms and playroom/snug complimented by the family bathroom. To the front of the property is a horseshoe driveway affording parking for plenty of vehicles leading to the garage with a rear garden measuring approximately 68' x 50'. This impeccably finished family home provides a stylish and captivating design and interior and is offered for sale with no forward chain.

ACCOMMODATION	Bathroom:
GROUND FLOOR	Modern white suite comprising bath with mixer tap and separate shower unit over and glazed screen, wash basin with cupboard under, WC, tiled floor.
Reception Hall: 23'4" x 6'6" (7.11m x 1.98m) Tiled floor, stairs to first floor.	OUTSIDE
Sitting Room: 38'5" x 30'3" (11.71m x 9.22m) Two sets of bi-fold doors to rear garden, feature chimney breast with inset log burner, open plan to:	Front: To the front of the property is a horseshoe driveway providing parking for several vehicles with central lawned area and planted borders enclosed by low-level walling and hedging. Double gates at the side lead to the rear garden.
Dining Area: Tiled floor.	Rear Garden: Approximately 68' x 50' attractively landscaped with a full width patio ideal for outside entertaining leading onto a good size level lawn enclosed by fencing, garden shed.
Kitchen/Breakfast Room: 17'9" x 11'5" (5.41m x 3.48m) A comprehensive range of fitted units with Quartz worktops over incorporating an island unit, two electric ovens and warming drawers, integrated fridge, microwave, bins and dishwasher, space for fridge freezer, tiled floor, breakfast bar.	Garage: 19'4" x 13' (5.89m x 3.96m) Electric door, power and light, door to garden.
Utility Room: 11'10" x 5'1" (3.61m x 1.55m) Range of units, sink unit, space and plumbing for appliances, door to garden.	OTHER INFORMATION
Study: 12'9" x 8'9" (3.89m x 2.67m)	Tenure: Freehold
Cloakroom: Wash hand basin, W.C., tiled floor.	Approximate Age: 1950's extended 2017-2019
FIRST FLOOR	Approximate Area: 2817sqft/261.7sqm (Including garage)
Landing: Cupboard housing boiler, hatch to loft space, sky light.	Sellers Position: No forward chain
Bedroom 1: 16'10" x 13'4" (5.13m x 4.06m) Range of wall to wall fitted wardrobes, double doors to Juliette balcony.	Heating: Gas under floor heating to ground floor. Gas radiator heating to first floor.
En-suite: White suite comprising bath with mixer tap and shower attachment, separate double shower cubicle, double sink unit with cupboards under, tiled walls and floor.	Windows: UPVC double glazed windows
Bedroom 2: 15'9" x 10'8" (4.80m x 3.25m) Double doors to Juliette balcony.	Loft Space: Partially boarded with ladder and light connected
En-suite: Modern white suite comprising walk-in double width shower cubicle, wash basin with cupboard under, WC, tiled walls and floor.	Infant/Junior School: Nightingale Primary School
Bedroom 3: 13'5" x 12'10" (4.09m x 3.91m) Panelled walls.	Secondary School: Crestwood Community School
Bedroom 4: 5'3" x 10'8" (1.60m x 3.25) Walk in wardrobe.	Council Tax: Band D
Playroom/Study: 11'6" x 11'1" (3.51m x 3.38m) Walk in wardrobe.	Local Council: Eastleigh Borough Council - 02380 688000
	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.

Ground Floor = 1294 sq ft / 120.2 sq m
 First Floor = 1268 sq ft / 117.8 sq m
 Garage = 255 sq ft / 23.7 sq m
 Total = 2817 sq ft / 261.7 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). © nrichcom 2025. Produced for Sparks Ellison. REF: 1264419



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