





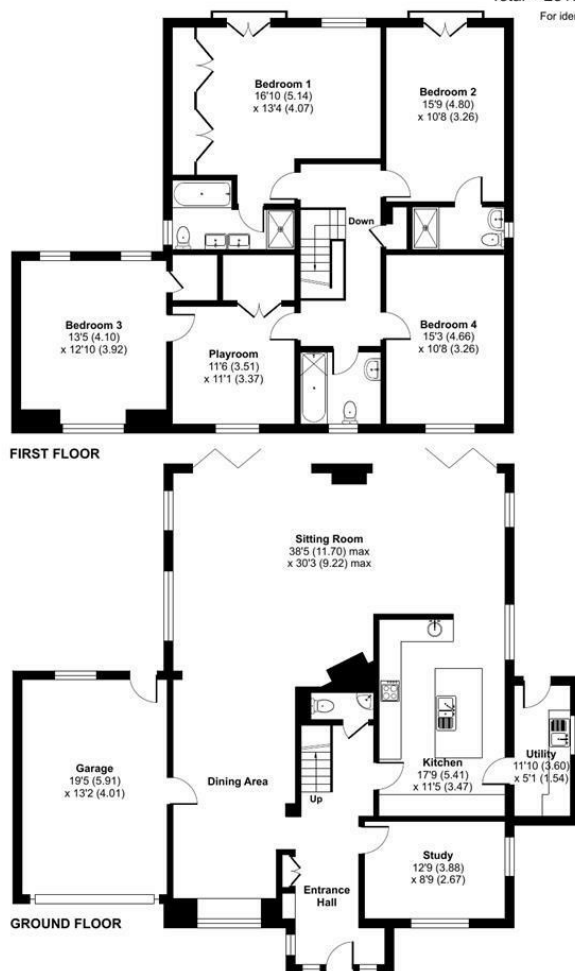
4 Chestnut Close, Chandlers Ford, SO53 3HH

£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.

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| <b>ACCOMMODATION</b>   | <b>Bathroom:</b>   |
| <b>GROUND FLOOR</b>  | Modern white suite comprising bath with mixer tap and separate shower unit over and glazed screen, wash basin with cupboard under, WC, tiled floor.  |
| <b>Reception Hall:</b><br>23'4" x 6'6" (7.11m x 1.98m) Tiled floor, stairs to first floor.   | <b>OUTSIDE</b>   |
| <b>Sitting Room:</b><br>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:   | <b>Front:</b><br>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. |
| <b>Dining Area:</b><br>Tiled floor.  | <b>Rear Garden:</b><br>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.  |
| <b>Kitchen/Breakfast Room:</b><br>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. | <b>Garage:</b><br>19'4" x 13' (5.89m x 3.96m) Electric door, power and light, door to garden.  |
| <b>Utility Room:</b><br>11'10" x 5'1" (3.61m x 1.55m) Range of units, sink unit, space and plumbing for appliances, door to garden.  | <b>OTHER INFORMATION</b>   |
| <b>Study:</b><br>12'9" x 8'9" (3.89m x 2.67m)  | <b>Tenure:</b><br>Freehold   |
| <b>Cloakroom:</b><br>Wash hand basin, W.C., tiled floor.   | <b>Approximate Age:</b><br>1950's extended 2017-2019   |
| <b>FIRST FLOOR</b>   | <b>Approximate Area:</b><br>2817sqft/261.7sqm (Including garage)   |
| <b>Landing:</b><br>Cupboard housing boiler, hatch to loft space, sky light.  | <b>Sellers Position:</b><br>No forward chain   |
| <b>Bedroom 1:</b><br>16'10" x 13'4" (5.13m x 4.06m) Range of wall to wall fitted wardrobes, double doors to Juliette balcony.  | <b>Heating:</b><br>Gas under floor heating to ground floor. Gas radiator heating to first floor.   |
| <b>En-suite:</b><br>White suite comprising bath with mixer tap and shower attachment, separate double shower cubicle, double sink unit with cupboards under, tiled walls and floor.  | <b>Windows:</b><br>UPVC double glazed windows  |
| <b>Bedroom 2:</b><br>15'9" x 10'8" (4.80m x 3.25m) Double doors to Juliette balcony.   | <b>Loft Space:</b><br>Partially boarded with ladder and light connected  |
| <b>En-suite:</b><br>Modern white suite comprising walk-in double width shower cubicle, wash basin with cupboard under, WC, tiled walls and floor.  | <b>Infant/Junior School:</b><br>Nightingale Primary School   |
| <b>Bedroom 3:</b><br>13'5" x 12'10" (4.09m x 3.91m) Panelled walls.  | <b>Secondary School:</b><br>Crestwood Community School   |
| <b>Bedroom 4:</b><br>5'3" x 10'8" (1.60m x 3.25) Walk in wardrobe.   | <b>Council Tax:</b><br>Band D  |
| <b>Playroom/Study:</b><br>11'6" x 11'1" (3.51m x 3.38m) Walk in wardrobe.  | <b>Local Council:</b><br>Eastleigh Borough Council - 02380 688000  |
|  | <b>Agents Note:</b><br>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



| 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 |           |

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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.





