



sparks ellison



# 3 Sherwood Road, Chandler's Ford, SO53 5DF

£1,350,000

A spectacular five bedroom detached family home recently created by a local family totalling approximately 3266sqft. This magnificent home provides a stylish and captivating interior affording particularly spacious rooms highlighted by five double bedrooms and beautifully appointed en-suites to bedrooms 1 and 2, and family bathroom. On entering the property you are greeted by a double height 26'6" reception hall leading to all principle rooms to include three reception areas. The heart of this home is the sensational kitchen/dining/family room providing a sophisticated and luxurious space to entertain measuring 39' x 18'8" with bi-fold doors to the rear garden. Set behind electric wooden gates is extensive parking which leads round to a landscaped rear garden measuring approximately 60' x 48'. The property has been finished to an exacting standard affording a host of fantastic attributes throughout, set on a highly regarded road within the heart of Hiltingbury and within close proximity to the centre of Chandler's Ford, Thornden School and Junction 12 of the M3. The cities of Southampton and Winchester are close by to the south and north respectively as well as mainline railway stations to London Waterloo and Southampton airport.

## ACCOMMODATION

### Ground Floor:

#### Open Porch

Oak pillared entrance with front door to reception hall.

#### Reception Hall:

26'6" (8.08m) In length. Double height ceiling and galleried landing, Oak and glass staircase to first floor, tiled floor.

#### Cloakroom:

Suite comprising feature sink unit and stand with mixer tap over, wc, tiled floor.

#### Sitting Room:

24'8" x 13'7" (7.52m x 4.14m)

#### Family Room:

12'7" x 11'1" (3.84m x 3.38m)

#### Study:

9'2" x 8'5" (2.79m x 2.57m)

#### Kitchen/Dining/Family Room:

39' x 18'8" (11.89m x 5.69m) The kitchen area is fitted with a comprehensive range of contrasting shaker style units with black furniture and Quartz worktops over with suede finish, integrated dishwasher and bin storage, Stoves range style oven and hob with extractor hood over, spacious island unit with Quartz top with suede finish and further storage cupboards and drawers under and breakfast bar to one side with lighting over, matching dresser style unit. The dining area affords space for table and chairs and the sitting area affords space for sofas and chairs around a contemporary log burner, with bi-fold doors to rear garden and tiled floor throughout.

#### Utility Room:

12'8" x 6'9" (3.86m x 2.06m) Range of matching units and quartz worktops, sink unit, space and plumbing for appliance's, tiled floor, door to outside.

## First Floor

### Landing:

Feature window to the front allowing for plenty of light, airing cupboard.

#### Bedroom 1:

19' x 15' (5.79m x 4.57m)

#### Dressing Room:

Built in wardrobes.

#### En-Suite Bathroom:

12'9" x 6'8" (3.89m x 2.03m) A beautifully appointed suite comprising double ended bath with central mixer tap over, separate double width shower cubicle, wash basin, wc, tiled walls and floor.

#### Bedroom 2:

18'1" x 13'6" (5.51m x 4.11m)

#### En-Suite Shower Room:

Suite comprising double width shower cubicle, wash basin, wc, tiled walls and floor.

#### Bedroom 3:

21' x 11'2" (6.40m x 3.40m)

#### Bedroom 4:

15'6" x 11'1" (4.72m x 3.38m)

#### Bedroom 5:

14'10" x 11'10" (4.52m x 3.61m)

#### Bathroom:

11' x 7'5" (3.35m x 2.26m) A beautifully appointed suite comprising double ended bath with central mixer tap over, separate double shower cubicle, wash basin with cupboard under, wc, tiled walls and floor.

## OUTSIDE

**Front:**

The property is approached via wooden double electric gates leading to the driveway that affords parking for several vehicles, with side access to rear garden.

**Rear Garden:**

Approximately 60' x 48' Adjoining the house is a full width paved terrace leading onto a lawned area surrounded by planted borders and enclosed by fencing, garden shed, log store.

**OTHER INFORMATION****Tenure:**

Freehold

**Approximate Age:**

Extended and remodelled in 2024

**Approximate Area:**

3266sqft/303.4sqm

**Sellers Position:**

No forward chain

**Heating:**

Gas central heating

**Windows:**

UPVC double glazing

**Loft Space:**

Fully boarded with ladder and light connected

**Infant/Junior School:**

Chandler's Ford Infant School / Merton Junior School

**Secondary School:**

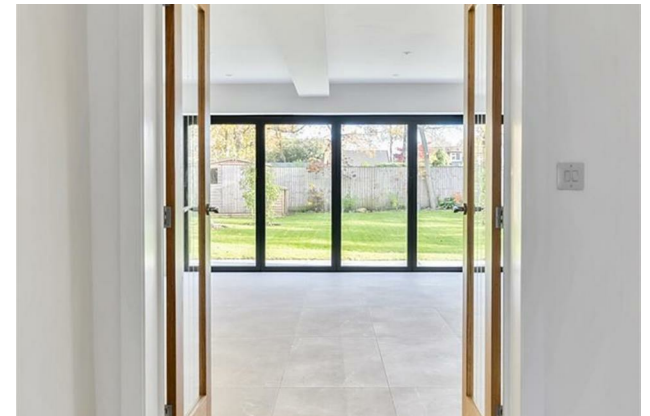
Thornden Secondary School

**Local Council:**

Eastleigh Borough Council - 02380 688000

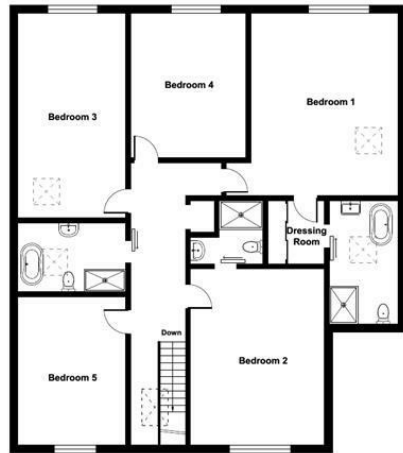
**Council Tax:**

Band TBC





Ground Floor = 1633 sq ft / 151.7 sq m  
First Floor = 1633 sq ft / 151.7 sq m  
Total = 3266 sq ft / 303.4 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1215514.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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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