



sparks ellison

40 Blencowe Drive, Chandler's Ford, SO53 4LZ

£575,000

Nestled in the desirable Knightwood Park area of Chandler's Ford, this impressive four bedroom detached house on Blencowe Drive offers well proportioned rooms throughout. The property boasts two spacious reception rooms, a cloakroom and utility room, as well as the extended conservatory to the rear of the property. The beautifully landscaped garden is a standout feature, with a feature pond and a raised decking area. The property benefits from four double bedrooms with the master benefiting from an en-suite. Blencowe Drive is a quiet cul-de-sac situated close to a good range of local amenities and wooded areas together with the centre of Chandler's Ford and motorway connections.

ACCOMMODATION

GROUND FLOOR

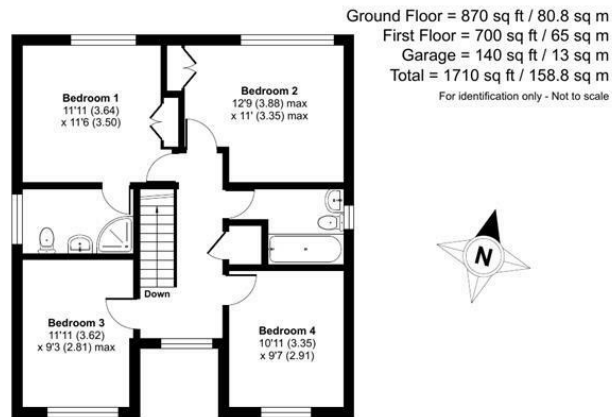
- Entrance Hall:**
Tiled flooring, stairs to first floor, under stair cupboard, additional storage cupboard.
- Cloakroom:**
White suite with WC, wash basin cupboard under, towel radiator, tiled walls and flooring.
- Snug:**
12'3" x 8'10" into bay (3.74m x 2.70) Bay window.
- Kitchen:**
14'9" x 9'2" (4.49m x 2.80m) Range of units with Granite work tops, breakfast bar, space for fridge freezer, integrated Induction hob and electric oven, dishwasher.
- Utility Room:**
6' x 5'11" (1.84m x 1.80m) Space for washing machine, sink unit, door to side access.
- Conservatory:**
Two sets of French doors leading to the garden, gas heating.
- Sitting Room:**
16' x 12'6" (4.88m x 3.80m)

FIRST FLOOR

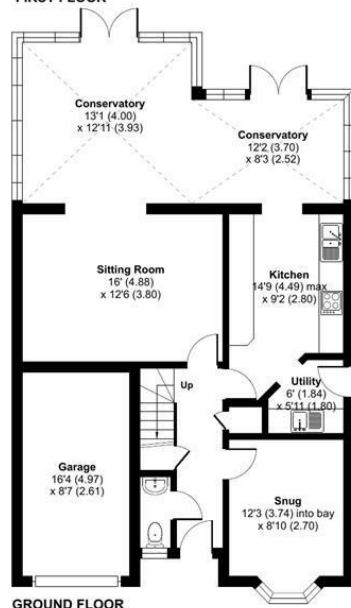
- Landing:**
Access to loft space, airing cupboard.
- Bedroom 1:**
11'11" x 11'6" (3.64m x 3.50m) Built in wardrobe.
- En-suite Shower Room:**
Suite comprising shower in cubicle with sliding glass door, wash basin with cupboard under, WC, towel radiator.
- Bedroom 2:**
12'9" x 11' (3.88m x 3.35m) Built in wardrobe.
- Bedroom 3:**
11'11" x 9'3" (3.62m x 2.81m)
- Bedroom 4:**
10'11" x 9'7" (3.35m x 2.91m)
- Bathroom:**
White suite comprising bath with shower over, WC, wash basin with cupboard under.

OUTSIDE

- Front:**
Lawned area with shrub borders, driveway with parking for two cars.
- Rear Garden:**
Beautifully landscaped garden with patio area, feature pond and raised decking seating area, laid to lawn with shrub borders, shed, side access.
- Garage:**
Electric up and over door.
- OTHER INFORMATION**
- Tenure:**
Freehold
- Approximate Age:**
1997
- Approximate Area:**
158.8sqm/1710sqft (Including garage)
- Sellers Position:**
Looking for forward purchase
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows
- Infant/Junior School:**
St. Francis Primary/Knightwood Primary School
- Secondary School:**
Toynbee Secondary School
- Council Tax:**
Band E
- Local Council:**
Test Valley Borough Council - 01264 368000
- 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.



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2025. Produced for Sparks Ellison. REF: 1278579



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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