



sparks ellison

14 Thetford Gardens, Chandler's Ford, SO53 4RN

£650,000

An impressive four bedroom detached family home situated in the sought after location of Valley Park. This home provides four well proportioned bedrooms, with the master bedroom benefitting an en-suite. On the ground floor the property boasts a large entrance hall with access to two reception rooms, one being the sitting room and the other which has been converted from a garage and could be used as a games room or a snug. The property still benefits from an integral garage. At the rear of the property is the kitchen/breakfast room, utility room, study and cloakroom. Externally is a wonderful frontage with space for four cars and the beautiful landscaped garden with a raised decking area and a feature pond. The garden also has the bonus of being westerly facing and private.

ACCOMMODATION

Ground Floor

Entrance Hall:
Under stairs storage, stairs to 1st floor.

Sitting Room:
13'10" x 13'5" (4.22m x 4.09m) Bay window.

Dining Room:
15'11" x 7'10" (4.85m x 2.39m) Bay window.

Kitchen/Diner:
20'2" x 10'10" (6.15m x 3.30m) Range of white units, sink, built in fridge/freezer, gas hob with extractor hood over, and electric oven.

Utility Room:
11' x 5'5" (3.35m x 1.65m) Space for washing machine and tumble dryer.

Study:
9'9" x 5'7" (2.97m x 1.70m) Built in desk.

Cloakroom:
White suite comprising wash basin and WC.

First Floor

Landing:
Hatch to loft space.

Bedroom 1:
13'10" x 13'1" (4.21m x 4.00m) Built in wardrobe.

En-Suite:
Shower cubicle with glass screen, wash basin with cupboard under, WC.

Bedroom 2:
11'9" x 7'10 (3.57m x 2.40m) Built in wardrobe.

Bedroom 3:
12' x 9' (3.66m x 2.74m) Built in wardrobe.

Bedroom 4:
9' x 7'5" (2.74m x 2.26m)

Bathroom:
Bath with glass screen and shower over, WC, wash basin with cupboard under, towel radiator and airing cupboard.

OUTSIDE

Front:
Grass laid to lawn, and driveway parking for 4 cars

Rear Garden:
Patio area with grass laid to lawn, raised decking area. feature pond.

Garage:
Accommodating boiler and plenty of storage with loft space

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
1583sqft/147.1sqm (including garage and limited use areas)

Sellers Position:

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder connected

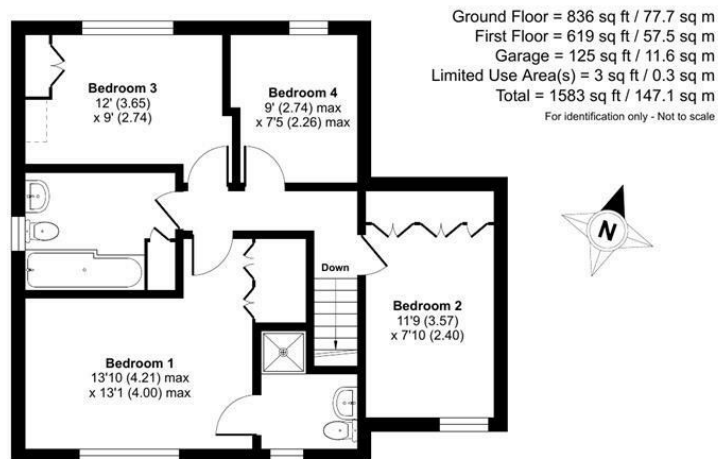
Infant/Junior School:
Hiltingbury Infant/Junior School and St Francis C of E Primary School

Secondary School:
Thornden Secondary School

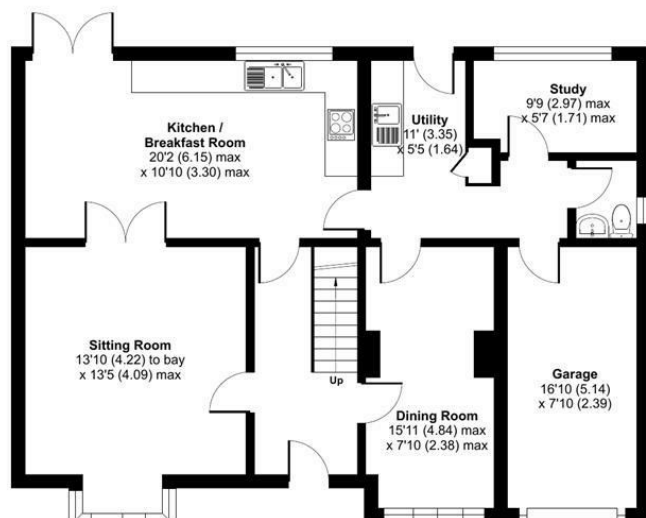
Local Council:
Test Valley Borough Council - 01264 368000

Council Tax:
Band E

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.

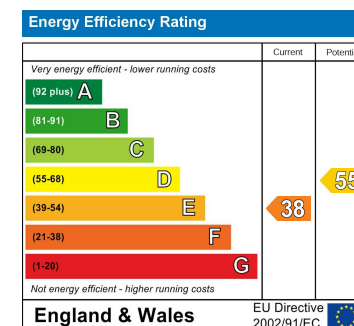


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1286700



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



