



sparkes ellison



10 Tomkyns Close, Chandler's Ford, SO53 4HL

£435,000

A delightful three-bedroom detached home nestled in a quiet cul-de-sac location in the ever-popular Knightwood Park. On the first floor the property benefits from three bedrooms, a three-piece family bathroom, ensuite shower room to the master and access to ample loft space. Included on the ground floor, the home enjoys a spacious lounge, modern kitchen/dining room overlooking the rear garden, additional family room and a cloakroom. Externally, there is partial garage space, side access, parking and a fantastic west facing garden. The current owners have made multiple improvements to their home to include new windows, recently laid patio, a modern boiler and EV charging point. Knightwood Park enjoys local schooling, wonderful woodland walks, a leisure centre, together with shops and amenities in Pilgrims Close.

ACCOMMODATION

Ground Floor

**Cloakroom:**  
WC, wash basin.

**Sitting Room:**  
14'6" x 12'4" (4.42m x 3.76m) Bay window, under stairs cupboard, gas fireplace.

**Kitchen/Dining Room:**  
15'8" x 11'4" (4.78m x 3.45) Modern re-fitted kitchen with built in double oven, hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for table and chairs. Cupboard housing boiler.

**Study/Snug:**  
11'9" x 9'9" (3.58m x 2.97m)

First Floor

**Landing:**  
Hatch to loft space, airing cupboard.

**Bedroom 1:**  
12'1" x 8'5" (3.68m x 2.57m)

**En-Suite:**  
Shower in cubicle, wash basin, wc.

**Bedroom 2:**  
9'4" x 9'1" (2.84m x 2.77m) Built in wardrobe.

**Bedroom 3:**  
8'7" x 6'10"(2.62m x 2.08m)

**Bathroom:**  
Bath with mixer tap and shower attachment, wash basin with cupboard under, wc.

OUTSIDE

**Front:**  
Laid to lawn, driveway providing parking, path to the front door and rear access, access to the storage room.

**Rear Garden:**  
Measures approximately 32' x 32' affording pleasant westerly aspect with area laid to lawn,

patio stretching the entire rear of the property with sleeper edging, outside tap, enclosed by fencing.

Storage Room:

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1999

**Approximate Area:**  
1050sqft/97.5sqm

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded

**Infant/Junior School:**  
Knightwood Primary School / St Francis Primary School

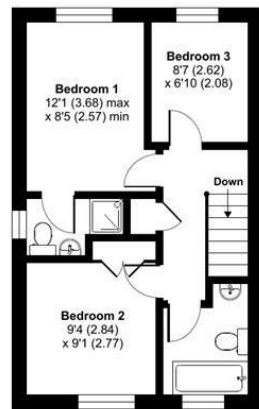
**Secondary School:**  
Thornden Secondary School

**Local Council:**  
Test Valley Borough Council - 01264 368000

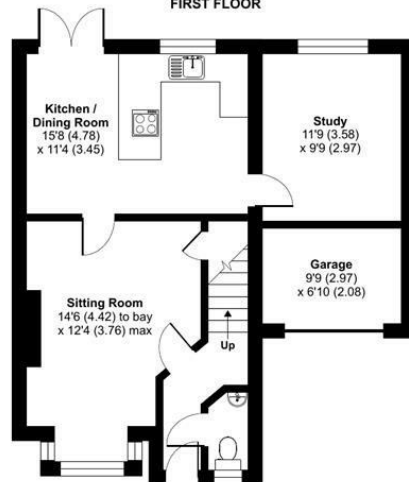
**Council Tax:**  
Band D

**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 = 572 sq ft / 53.1 sq m  
 First Floor = 412 sq ft / 38.3 sq m  
 Garage = 66 sq ft / 6.1 sq m  
 Total = 1050 sq ft / 97.5 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 2025. Produced for Sparks Ellison. REF: 1299230



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>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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.



