



sparks ellison



17 Keepers Close, Chandler's Ford, SO53 4SB

£515,000

Situated in a pleasant cul-de-sac location within the popular Valley Park development, this detached house offers a perfect blend of comfort and convenience. Built in 1987, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this home is perfect for families seeking both space and privacy. The additional bathroom ensures that morning routines run smoothly, catering to the needs of a busy household. The good-sized rear garden provides a wonderful outdoor space for children to play or for hosting summer gatherings with friends and family. The property also features a garage and a driveway, offering parking for two vehicles, which is a valuable asset in this sought-after area. The property is offered for sale with no forward chain.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor.

Sitting Room:

19'2" x 13'5"

Dining Room:

12'1" x 9'1" (3.68m x 2.77m)

Kitchen:

9'10" x 8'5" (3.00m x 2.57m) Space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, space for tumble dryer, wall mounted boiler.

First Floor:

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

15'3" x 9'7" (4.65m x 2.92m) Built in wardrobes.

En Suite:

Comprising shower in cubicle, wash hand basin, wc.

Bedroom 2:

11'6" x 9'5" (3.51m x 2.87m)

Bedroom 3:

9'6" x 9'3" (2.90m x 2.82m)

Bedroom 4:

9'5" x 7'3" (2.87m x 2.21m)

Bathroom:

Comprising bath with shower attachment, wash hand basin, wc.

OUTSIDE:

Front:

Comprising area laid to lawn, variety of mature bushes, pathway to front door, driveway providing off road parking.

Rear Garden:

Measures approximately 44' x 34' and comprises paved patio area, area laid to lawn, variety of mature bushes and shrubs, area laid to timber deck, garden shed, summerhouse.

Garage;

16'11" x 9'3" Electric roller door, power and light, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1987

Approximate Area:

1389sqft/128.9sqm (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with light connected

Infant/Junior School:

St Francis Primary School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

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 £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 610 sq ft / 56.6 sq m  
 First Floor = 617 sq ft / 57.3 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 1389 sq ft / 128.9 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMIS Residential). ©richcom 2025. Produced for Sparks Ellison. REF: 1312849



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</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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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.





