



sparks ellison

1 Jack Close, Chandler's Ford, SO53 4NU

£350,000

A modern three bedroom end of terrace family home situated on the ever popular Knightwood Park development that benefits from a range of amenities including Tesco Local, health practices, public house, schooling, Kinightwood Leisure Centre and a variety of woodland walks. The property is offered for sale with no forward chain and sits within catchment for Knightwood and Thornden Schools. A particular feature of the property is the large rear garden that benefits from a pleasant south westerly facing aspect whilst also backing onto woodland.

ACCOMMODATION

GROUND FLOOR

**Entrance Hall:**  
Stairs to first floor.

**Cloakroom:**  
Comprising wash hand basin, wc.

**Kitchen:**  
12'1" x 8'7" (3.69m x 2.61m) Built in double oven, built in gas hob, fitted extractor hood, space and plumbing for washing machine, space for fridge freezer.

**Sitting Room:**  
16'9" x 12' (5.11m x 3.67m)

FIRST FLOOR

**Landing:**  
Access to oft space.

**Bedroom 1:**  
11'6" x 10'5" (3.51m x 3.18m) Large built in wardrobe, fitted wall cupboards.

**En-Suite:**  
Comprising shower in cubicle, wash hand basin, wc.

**Bedroom 2:**  
8'7" x 7'11" (2.62m x 2.41m)

**Bedroom 3:**  
7'10" x 6'2" (2.39m x 1.88m)

**Bathroom:**  
Comprising bath with mixer tap and shower attachment, wash hand basin, wc.

OUTSIDE

**Front:**  
Area laid to lawn, pathway to front door.

**Rear Garden:**  
Measures approximately x x y benefitting from a pleasant south westerly aspect backing

on to woodland and comprises paved patio area, area laid to lawn, garden shed, gate providing side access,

**Parking:**  
There are two allocated parking spaces situated to the side/rear of the property.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
2000

**Approximate Area:**  
752sqft/69.9sqm

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Loft Space:**  
Fully boarded with ladder and light connected

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

**Secondary School:**  
Thornden Secondary School

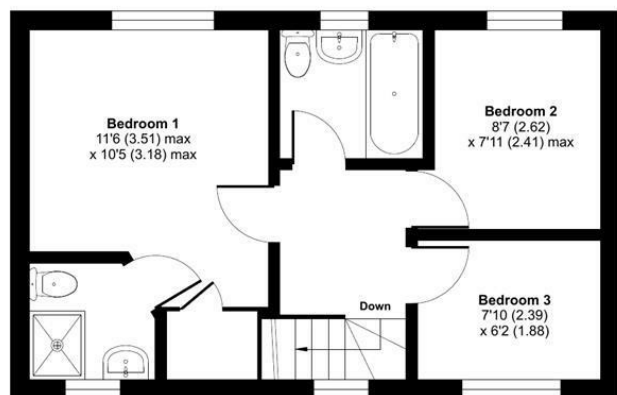
**Council Tax:**  
Band D

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

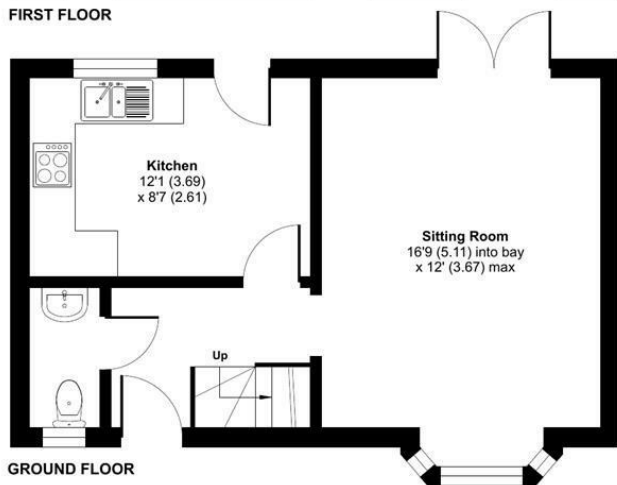
**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £50 + vat for these checks regardless of the number of buyers involved.



Ground Floor = 380 sq ft / 35.3 sq m  
 First Floor = 372 sq ft / 34.6 sq m  
 Total = 752 sq ft / 69.9 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). © nrichcom 2025. Produced for Sparks Ellison. REF: 1290395



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>87</b>               |
| (69-80) <b>C</b>                            | <b>74</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



