



sparks ellison

# 6 Thirlstane Firs, Chandler's Ford, SO53 4NX

£450,000

A delightful three bedroom detached home situated in a quiet cul-de-sac on the edge of Valley Park offered for sale with no forward chain. The property affords many wonderful attributes to include a re-fitted kitchen, re-fitted bathroom, re-fitted cloakroom, good sized frontage and driveway, and generous rear garden with a pleasant westerly aspect. Thirlstane Firs is conveniently situated within walking distance to a range of shops and amenities in Pilgrims Close together with St Francis school and the Cleveland Bay public house. The centre of Chandler's Ford is a short distance away and easy access can be gained to the M3 and M27 motorway network.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Entrance Hall:  
Stairs to first floor with cupboard under.

Cloakroom:  
Re-fitted modern white suite comprising wash basin, WC.

Sitting Room:  
13'10" x 12'9" (4.21m x 3.88m) Bow window, fireplace surround.

Kitchen/Dining Room:  
19' x 8'6" (5.80m x 2.59m) Re-fitted range of grey gloss units, Neff electric oven, gas hob with extractor hood over, space and plumbing for further appliances, space for table and chairs, patio doors to rear garden, single door to rear garden, boiler.

FIRST FLOOR

Landing:  
Hatch to loft space.

Bedroom 1:  
12' x 10'2" (3.66m x 3.11m)

Bedroom 2:  
12'6" x 9'4" (3.80m x 2.85m)

Bedroom 3:  
9'7" x 9'7" (2.92m x 2.91)

Bathroom:  
Re-fitted modern white suite comprising P shaped spa bath with mixer tap and shower attachment, wash basin with cupboard under, WC.

OUTSIDE

Front:  
To the front of the property is a double length driveway leading to the garage with adjacent lawned area, planted borders and side access to rear garden.

Rear Garden:  
An attractive feature of the property measuring on average 45' x 38' with a patio joining the

house leading onto a lawned area enclosed on three sides by good quality fencing, shed to one side.

Garage:  
18'1" x 8'1" (5.50m x 2.46m) Light and power, loft storage space, door to rear garden.

OTHER INFORMATION

Tenure:  
Freehold

Approximate Age:  
1993

Approximate Area:  
99sqm/1067sqft (Including garage)

Sellers Position:  
No forward chain

Heating:  
Gas central heating

Windows:  
Double glazed windows

Loft Space:  
Fully boarded with ladder and light connected

Infant/Junior School:  
St. Francis Primary School

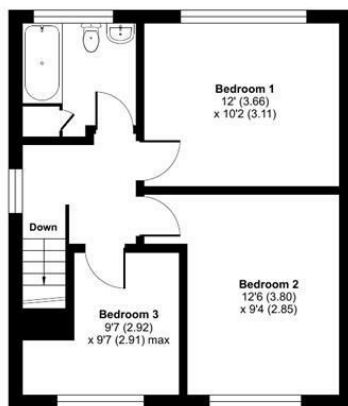
Secondary School:  
Toynbee Secondary School

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

Ground Floor = 477 sq ft / 44.3 sq m  
 First Floor = 444 sq ft / 41.2 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1067 sq ft / 99 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: 1313993.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</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.



