



sparky ellison



47 Winchester Road, Chandler's Ford, SO53 2GF

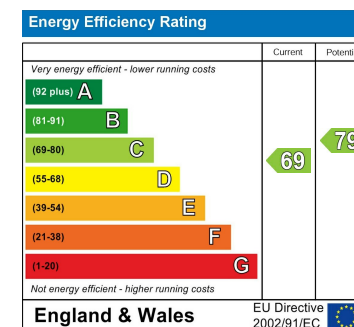
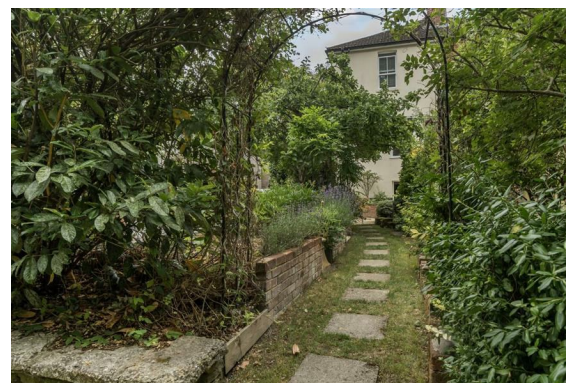
£550,000

A magnificent three bedroom semi-detached home constructed circa 1900 and purchased by the current owners in 2019. Since their occupation they have undertaken an extensive refurbishment programme which has culminated in a wonderful home being created with an exceptionally high level of presentation throughout. The property still retains much of its original charm and character affording spacious well proportioned rooms with high ceilings and now combines that with the benefits of modern day living such as a stunning re-fitted open plan kitchen, beautifully appointed en-suite and walk in dressing room to the main bedroom, re-fitted cloakroom, re-fitted shower room and replacement sash windows. In addition to this on the ground floor is a generous sitting room, separate dining room and on the first floor two further double bedrooms. This captivating and stylish home has further attributes including off street parking for several cars and a delightful landscaped rear garden with westerly aspect with a door leading to a cellar underneath the property that runs the full length providing extensive storage space. The property is conveniently situated between both main shopping centres in Chandler's Ford and bus services to Southampton and Winchester with junction 12 of the M3 also being a short drive away. Chandler's Ford railway station and local schools are also within walking distance.

<b>ACCOMMODATION</b>	<b>Front:</b>
<b>GROUND FLOOR</b>	To the front of the property is a driveway affording off street parking with double gates to the side which lead to the rear garden and a further area of parking which benefits from an electric car charger. (The car charger will be left subject to agreed sale price).
<b>Entrance Vestibule:</b> Tiled floor.	<b>Rear Garden:</b> Approximately 80 ft in length and beautifully landscaped with a paved patio near the kitchen door leading to paved paths which meander through the garden to a further patio area and well stocked mature borders, enclosed by good quality fencing.
<b>Entrance Hall:</b> Stairs to first floor, oak floor.	<b>Cellar:</b> A Cellar is accessed from the rear garden and runs the entire length of the property providing exceptional storage space and potential for additional accommodation subject to the normal consents and various works to create basement rooms.
<b>Cloakroom:</b> Re-fitted suite comprising wash basin, WC, tiled floor, brick style tiling to walls.	<b>OTHER INFORMATION</b>
<b>Sitting Room:</b> 16'4" into bay x 14'3" (4.98m into bay x 4.35m) Bay window, chimney breast and fireplace surround. (Please note that this is an open fireplace and would need to be checked before general use)	<b>Tenure:</b> Freehold
<b>Dining Room:</b> 17'7" x 11'6" (5.36m x 3.51m) Bay window with window shutters, oak floor.	<b>Approximate Age:</b> 1900
<b>Kitchen/Breakfast Room:</b> 19'3" x 14' (4.88m x 4.26m) The kitchen has been re-fitted with a comprehensive range of light grey shaker style units and marbled Quartz worktops throughout. Bosch Induction hob with extractor hood over, AEG pyrolytic oven, AEG combi oven/microwave, wine cooler, integrated full height fridge and freezer, island unit incorporating sink with boiling water tap and breakfast bar for four seats, integrated dishwasher and bins. A utility section has been created with Butler sink, integrated washing machine, integrated tumble dryer and space and plumbing for appliances, oak floor, two feature picture sash windows overlooking the rear garden, door to outside.	<b>Approximate Area:</b> 234.7sqm/2527sqft
<b>FIRST FLOOR</b>	<b>Sellers Position:</b> Looking for forward purchase
<b>Landing:</b> Hatch to loft space. (Please note the generous loft space could be converted to additional accommodation subject to usual consents).	<b>Heating:</b> Gas central heating
<b>Bedroom 1:</b> 14'6" x 10'11" (4.43m x 3.33m)	<b>Windows:</b> UPVC double glazed windows
<b>En-suite Bathroom:</b> A beautifully appointed and re-fitted suite comprising double width walk in shower area with glazed screen, product shelf and overhead shower, two circular wash basins with storage under, WC, bath with central tap.	<b>Loft Space:</b> Partially boarded with light connected
<b>Bedroom 2:</b> 14'6" x 14'6" (4.42m x 4.41m) Cast iron fireplace.	<b>Infant/Junior School:</b> Chandler's Ford Infant/Merdon Junior School
<b>Bedroom 3:</b> 12'2" x 11'1" (3.70m x 3.37m)	<b>Secondary School:</b> Toynbee Secondary School
<b>Shower Room:</b> A re-fitted Burlington suite comprising full width walk in shower area with glazed screen and overhead shower, wash basin, WC.	<b>Council Tax:</b> Band D
<b>OUTSIDE</b>	<b>Local Council:</b> Eastleigh Borough Council - 02380 688000
	<b>Agents Note:</b> 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.



Basement = 842 sq ft / 78.2 sq m  
Ground Floor = 859 sq ft / 79.8 sq m  
First Floor = 826 sq ft / 76.7 sq m  
Total = 2527 sq ft / 234.7 sq m  
For identification only - Not to scale



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)

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