



sparks ellison



# 15 Hodder Close, Chandler's Ford, SO53 4QD

£280,000

A stunning one bedroom semi-detached home which has been extended on the ground floor to the rear to provide a fabulous sitting room with glass on two sides and doors to the rear garden together with a feature lantern making for a light and bright space with the benefit of an air conditioning unit. In addition to this on the ground floor is the kitchen and former sitting room with vaulted ceiling that now provides space for a number of uses. On the first floor is the main bedroom with air conditioning unit and fitted wardrobes and adjacent to this a beautifully re-fitted shower room. The property is presented to an exceptionally high standard throughout and also benefits from generous off street parking to the front and a single garage alongside. The delightful rear garden has been pleasantly landscaped providing a courtyard style area with well stocked borders surrounded by good quality fencing. Hodder Close is conveniently situated in the heart of Valley Park and within walking distance to a range of shops and amenities in Pilgrims Close together with schooling and public house, woodland walks and parks. The centre of Chandler's Ford is a short drive away and easy access can also be gained to the M3 and M27. This magnificent home is arguably the finest one bedroom property we have taken to market in the last 20 years and is an exceptional example of a home of its type in the area.

ACCOMMODATION

GROUND FLOOR

**Entrance Hall:**  
Storage cupboard.

**Dining Room/Multi Purpose Room:**  
14'7" x 9'10" (4.45m x 3.00m) Feature vaulted ceiling with two Velux windows and electric blinds, oak and glass staircase to first floor.

**Kitchen:**  
14'7" x 9'3" (4.45m x 2.81m) Modern range of units, electric oven, Induction hob with extractor hood over, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, larder cupboard.

**Sitting Room:**  
12'11" x 12'6" (3.94m x 3.82m) Two sets of patio doors to rear garden, lantern with blind, air conditioning unit, Karndean floor.

FIRST FLOOR

**Landing:**

**Bedroom:**  
11'6" x 9'5" (3.50m x 2.88m) Fitted wardrobes, air conditioning unit.

**Shower Room:**  
A beautifully appointed and re-fitted modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, WC, window shutters, Karndean floor.

OUTSIDE

**Front:**  
To the front of the property is a block paved area and tarmac area affording parking for two/three vehicles.

**Rear Garden:**  
Approximately 32' x 25'. Pleasantly landscaped with a paved area ideal for outside entertaining surrounded by well stocked borders and enclosed by good quality fencing, outside power socket, garden shed, rear gate.

**Garage:**  
17'2" x 8' (5.24m x 2.45m) Light and power.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1980's

**Approximate Area:**  
74.1sqm/798sqft (Including garage)

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazed windows

**Loft Space:**  
Partially boarded with light connected

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

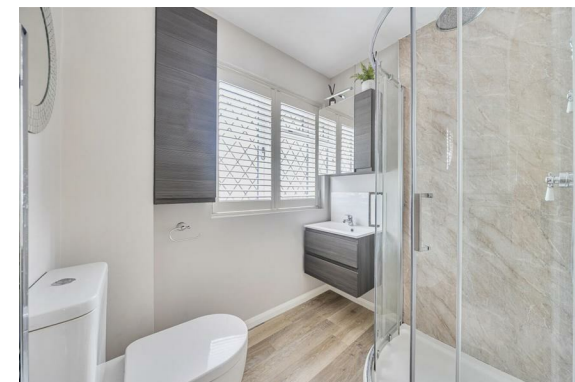
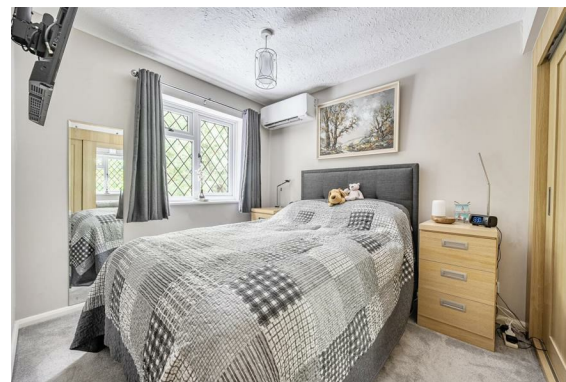
**Secondary School:**  
Toynbee Secondary School

**Council Tax:**  
Band B

**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 = 479 sq ft / 44.5 sq m (Excludes void)  
 First Floor = 181 sq ft / 16.8 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 798 sq ft / 74.1 sq m  
 For identification only - Not to scale



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.





