



sparky ellison

32 Charlecote Drive, Chandler's Ford, SO53 1SF

£725,000

Located in the popular cul-de-sac of Charlecote Drive, North Millers Dale, this exquisite detached house offers a perfect blend of elegance and comfort. Impeccably finished throughout, the property boasts stunning presentation that is sure to impress. Upon entering, you are greeted by a spacious reception hall that sets the tone for the rest of the home. The magnificent re-fitted kitchen is a true highlight, providing a stylish and functional space for culinary enthusiasts. The ground floor features two inviting reception rooms, ideal for both entertaining guests, enjoying quiet family time or working from home.

The first floor is home to four well-appointed bedrooms, including a captivating and stylish main bedroom that features a vaulted ceiling, a dressing room, and a luxurious en-suite bathroom. Bedroom two also benefits from its own en-suite, while the remaining two bedrooms share a beautifully designed family bathroom. Outside, the property is complemented by a generous block-paved driveway, providing ample parking space. The location is particularly desirable, with excellent school catchments that include Hiltingbury and Thornden, making it an ideal choice for families. Local amenities are conveniently located nearby, with shops on Ashdown Road and Hiltingbury Road, as well as a charming gastro pub and a nature reserve in North Millers Dale. This remarkable home is not just a property; it is a lifestyle choice, offering a serene environment with all the conveniences of modern living. Do not miss the opportunity to make this stunning house your new home.

ACCOMODATION

Ground Floor

Reception Hall:
Tiled floor, storage cupboards.

Cloakroom:
Wash basin with cupboard under, WC, tiled floor.

Sitting Room:
17'4" x 12'2" (5.28m x 3.71m) Double doors to rear garden.

Study:

Kitchen/Dining Room:
17'5" x 16'11" (5.30m x 5.15m) A particularly stunning feature of the property with the kitchen area re-fitted with a comprehensive range of white gloss units, two electric double ovens, gas hob with extractor hood over, integrated microwave, island unit, integrated dishwasher, space for table and chairs, bi-fold doors to rear garden, tiled floor, integrated microwave.

Utility Room:
7'2" x 6'11" (2.18m x 2.11m) Range of units, wooden worktops, sink unit, space and plumbing for appliances, tiled floor.

Inner hallway:
Stairs to first floor.

First Floor

Landing:

Bedroom 1:
16'11" x 14'2" (5.16m x 4.33m) A magnificent room with feature vaulted ceiling, double doors and Juliet balcony overlooking the rear garden.

Dressing Room:
10'2" x 8'8" (3.09m x 2.64m) Fitted wardrobes and drawer units, Velux window.

En-Suite Shower Room:
Walk in shower area with brick style tiling and glazed screen, two wash basins with cupboards under, WC, tiled floor.

Bedroom 2:
13'3" x 10'10" (4.03m x 3.31m) Built in wardrobes.

En-Suite Shower Room:
Re-fitted modern double width shower cubicle, wash basin with cupboard under, WC, tiled floor.

Bedroom 3:
14'4" x 10'2" (4.36m x 3.11m) Fitted wardrobes.

Bedroom 4:
9'6" x 9'4" (2.89m x 2.84m)

Bathroom:
Re-fitted suite comprising bath with mixer tap, wash basin with cupboard under, WC, tiled floor.

Front:
To the front of the property is a full width and extensive brick paved area providing parking for three cars, adjacent lawn and side access to rear garden.

Rear Garden:
A full width patio adjoins the house leading onto a lawned area enclosed by fencing.

Double Garage:
17'10" x 16'5" (5.43m x 5.00m) Boiler and hot water cylinder, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
2148sqft/199.3sqm (Including garage and limited use areas)

Sellers Position:
Found vacant property to purchase

Heating:
Gas central heating

Windows:
Mainly UPVC but Aluminium in master bedroom

Loft Space:
Partially boarded with ladder and light connected

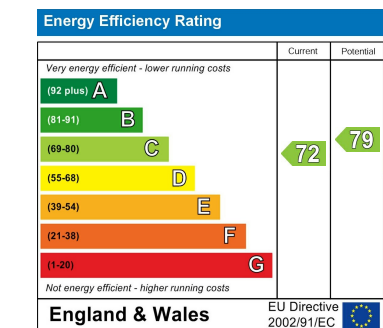
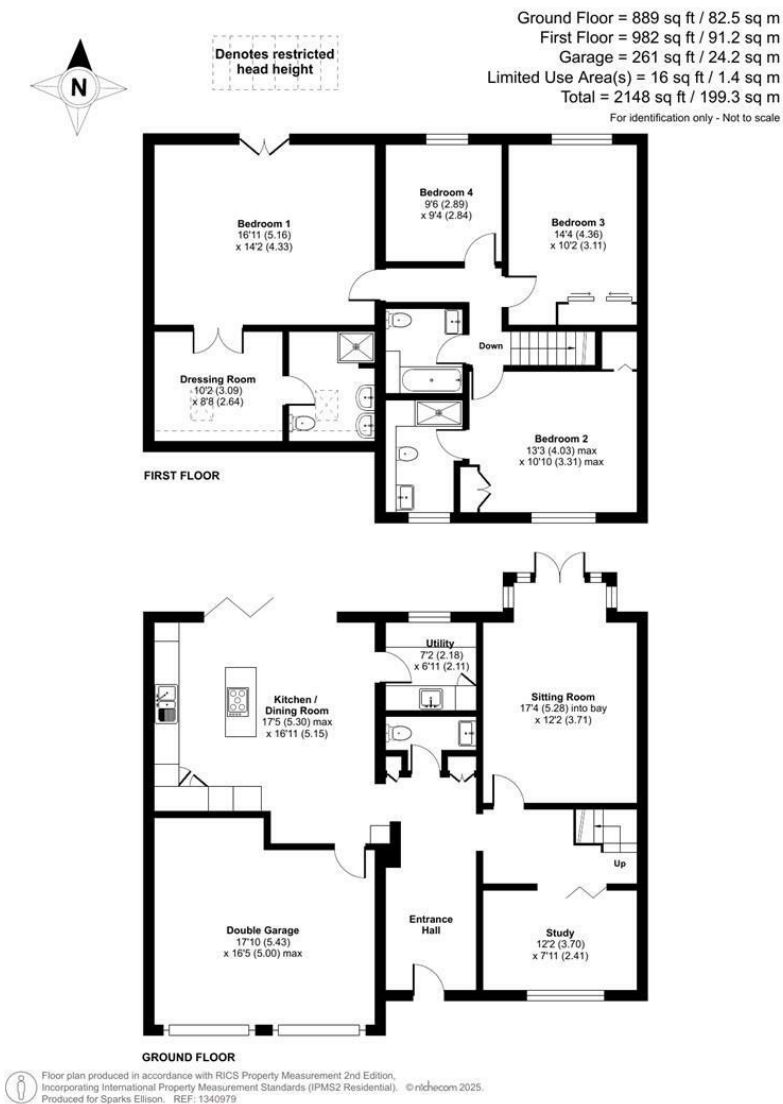
Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band F

Agents Notes:
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.



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