



sparks ellison



9 Witham Close, Chandler's Ford, SO53 4TJ

£850,000

Located in the exclusive area of Witham Close, Chandler's Ford, this magnificent detached house offers impressive and substantial accommodation totalling approximately 2904sqft spread over three floors, providing ample space for family living. With a total of seven well-proportioned bedrooms and three bathrooms, this property is designed to cater to the needs of a growing family, multi-generation living or those who enjoy hosting guests. The ground floor boasts a spectacular extension featuring a vaulted ceiling, creating a bright and airy atmosphere that is perfect for entertaining. Additionally, the flexible arrangement of the reception rooms allows for various uses, whether it be a formal dining area, a cosy lounge, work from home space or a playroom for children. The stunning loft conversion adds further appeal, comprising two spacious rooms and a convenient shower room, ideal for guests, a private retreat or cinema room. Outside, the property is complemented by a double garage and a generous rear garden measuring approximately 70'x 37', providing a wonderful space for outdoor activities and relaxation. The delightful location is tucked away in the sought-after Valley Park, offering a peaceful environment while still being close to local shops and picturesque woodland walks. With no forward chain, this exceptional home is ready for its new owners to move in and enjoy. This property truly represents a rare opportunity to acquire a substantial family home in a desirable area.

ACCOMMODATION

Ground Floor

**Open Porch:**  
Door to Reception hall.

**Reception Hall:**  
Wooden floor, stairs to first floor with cupboard under.

**Cloakroom:**  
Wash basin, WC wooden floor.

**Sitting Room:**  
21'11" x 11'9" (6.69m x 3.59m) Fireplace with inset log burner, bay window.

**Dining Room:**  
14'7" x 13'10" (4.44m x 4.21m) Feature vaulted ceiling with Velux windows, wooden floor, bay window, double doors to rear garden.

**Family Room:**  
11'11" x 11'9" (3.64m x 3.59m) Wooden floor, patio doors to rear garden.

**Study:**  
8'10" x 6'11" (2.70m x 2.10m) Wooden floor.

**Kitchen/Breakfast Room:**  
19'7" x 11'11" (5.96m x 3.62m) Range of units, integrated electric double oven installed in 2022, gas hob with extractor hood over, integrated dishwasher, integrated fridge/freezer installed in 2022, space for table and chairs, tiled floor, patio doors to rear garden.

**Utility Room:**  
7'11" x 5'1" (2.42m x 1.54m) Space and climbing for appliances, boiler, storage cupboards, tiled floor, doors to garage and rear garden.

First Floor

**Landing:**  
Stairs to 2nd floor, double airing cupboard.

**Bedroom 1:**  
13'9" x 11'6" (4.20m x 3.50m)

**Dressing Room:**  
Built in wardrobe.

**En-Suite Bathroom:**  
Suite comprising corner bath, separate shower cubicle, wash basin, WC, tiled walls.

**Bedroom 2:**  
14'4" x 11'9" (4.38m x 3.58m) Bay window, built in wardrobe.

**Bedroom 3:**  
11'6" x 9'9" (3.50m x 2.97m) Built in wardrobe.

**Bedroom 4:**  
11'6" x 9'3" (3.50m x 2.81m) Built in wardrobe.

**Bedroom 5:**  
11'2" x 8'7" (3.40m x 2.61m)

**Bathroom:**  
Suite comprising bath with shower unit over, wash basin, WC, tiled walls.

Second Floor

**Landing:**  
**Bedroom 6/Cinema Room:**  
15'5" x 14'8" (4.71m x 4.48m) Velux windows to front and rear.

**Bedroom 7:**  
15'7" x 10'4" (4.74m x 3.16m) Velux windows to front and rear.

**Shower Room:**  
Suite comprising corner shower cubicle, wash basin, WC, tiled walls.

OUTSIDE

**Front Garden:**

To the front of the property and on both sides is a gravel driveway affording off street parking for approximately 4 vehicles, central lawn area and pathway to front door, side gates on both sides to rear garden.

**Rear Garden:**

An attractive feature of the property measuring approximately 70' x 37' a full width patio joins the house leading onto a lawned area surrounded by flower and shrub borders and enclosed by fencing, garden shed.

**Double Garage:**

Light and power door to outside.

**OTHER INFORMATION****Tenure:**

Freehold

**Approximate Age:**

1994

**Approximate Area:**

2904sqft/269.7sqm (Including garage)

**Sellers Position:**

No forward chain

**Heating:**

Gas central heating

**Windows:**

Combination of wooden and UPVC double glazed windows

**Infant/Junior School:**

St Francis C of E Primary School

**Secondary School:**

Toynbee Secondary School

**Local Council:**

Test Valley Borough Council - 01264 368000

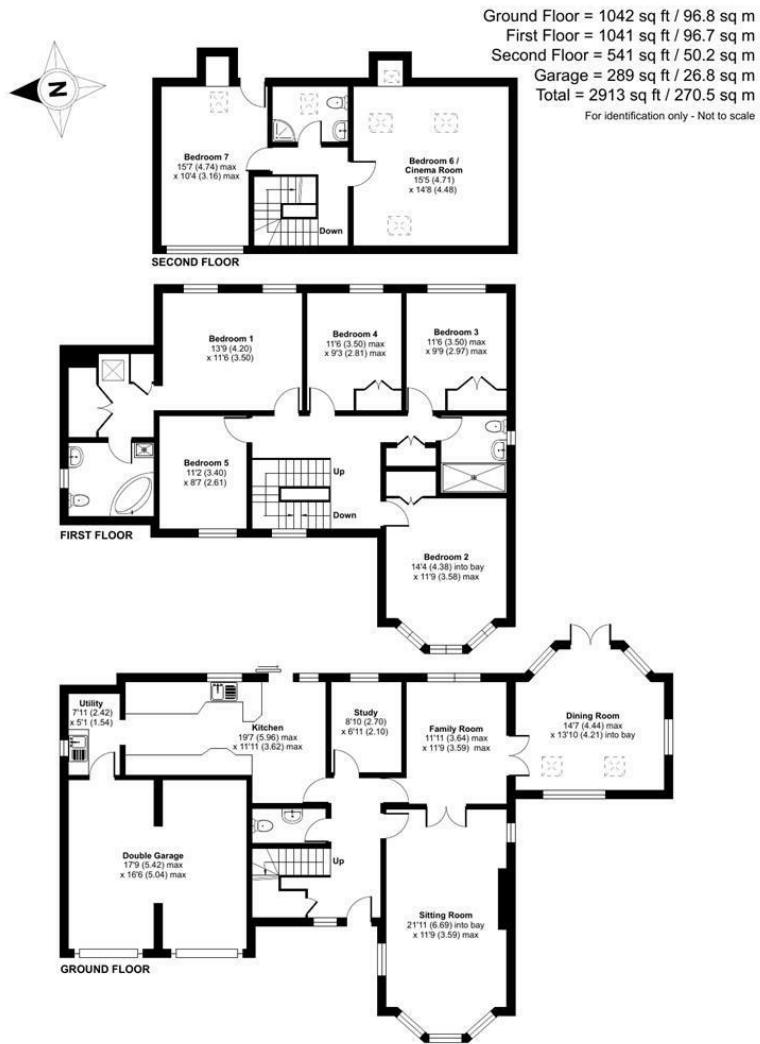
**Council Tax:**

Band G

**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.





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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