



sparky ellison

242a Leigh Road, Chandler's Ford, SO53 3AW

£625,000

Set back from Leigh Road, Chandler's Ford, this stunning new build detached house offers a perfect blend of modern living and comfort. With three bedrooms, an en-suite and family bathroom on the first floor and a further double bedroom with an en-suite on the ground floor, this property is ideal for families seeking a contemporary home in a sought-after location. The ground floor also benefits an open plan kitchen/dining room with bi-fold doors onto the rear garden, as well as another reception room, utility area and a cloakroom. A notable feature of this property is the double garage, providing generous space for vehicles and additional storage. This space could also be used as a substantial home office or another space for guests. Leigh Road offers excellent access to the M27 and M3 motorways, making it a prime location for commuters heading to Southampton, Winchester, or further afield. The area also benefits from a wide range of local amenities, including shops, schools, and leisure facilities, all within easy reach.

ACCOMMODATION

Ground Floor

**Hallway:**  
Stairs to first floor.

**Cloakroom:**  
White suite comprising wc, wash basin with cupboard under.

**Kitchen/Dining Room:**  
227' x 12'1" (6.89m x 3.69m) Range of units including integrated dishwasher, fridge/freezer, microwave, electric oven, induction hob with extractor hood over. Bi-fold doors onto rear garden.

**Sitting Room:**  
12'2" x 11'8" (3.71m x 3.56m) Bi-fold doors onto rear garden, storage cupboard.

**Utility Room:**  
6'5" x 5'8" (1.95m x 1.73m) Space for washing machine and tumble dryer, storage cupboard and wash basin.

**Bedroom 4:**  
13'10" x 10'4" x (4.21m x 3.16m)

**En-Suite:**  
White suite with walk-in shower, wash basin, wc and range of storage cupboards, towel radiator.

First Floor

Landing:

**Bedroom 1:**  
12'2" x 9'4" (3.71m x 2.84m)

**En-Suite:**  
White suite comprising wc, wash basin, walk-in shower, towel radiator.

**Bedroom 2:**  
9'9" x 8'8" (2.98m x 2.63m)

**Bedroom 3:**  
9'3" x 6'7" (2.82m x 2.01m)

**Bathroom:**  
White suite comprising bath with shower over, wc and wash basin with cupboard under. towel radiator.

OUTSIDE

**Front:**  
Gravel driveway with pathway to front door and access to the double garage.

**Rear Garden:**  
Patio area adjoins the rear of the property.

**Double Garage Ground Floor:**  
19'7" x 19'5" (5.96m x 5.91m) Stairs to first floor

**Double Garage First Floor:**  
15'11" x 13'5" (4.86m x 4.08m)

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
2025

**Approximate Area:**  
1987sqft/184.5sqm (Including the garage)

**Sellers Position:**  
No forward chain

**Heating:**  
Air source heat pump and underfloor heating

**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
Fryern Infant/Junior School

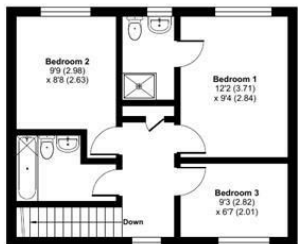
**Secondary School:**  
Toynbee Secondary School

**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Council Tax:**

**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.

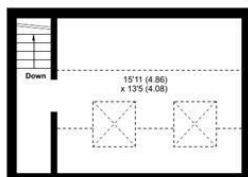
Ground Floor = 900 sq ft / 83.6 sq m  
 First Floor = 448 sq ft / 41.6 sq m  
 Garage GF = 379 sq ft / 35.2 sq m  
 Garage FF = 260 sq ft / 24.1 sq m  
 Total = 1987 sq ft / 184.5 sq m  
 For identification only - Not to scale



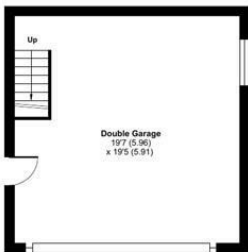
FIRST FLOOR



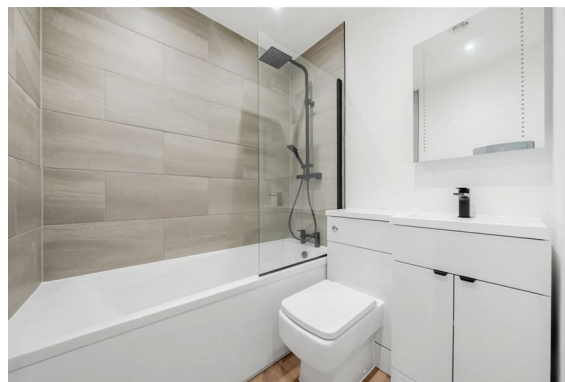
GROUND FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



| 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.



