



sparks ellison

Charnwood Hook Crescent, Parish of Ampfield, SO51 9DE

£1,075,000

An impressive detached family residence set on a generous plot of approximately one-third of an acre, providing ample outdoor space for family activities and relaxation. The home boasts five well-proportioned bedrooms, two featuring en-suite facilities, and a family bathroom. The property features four inviting reception rooms, perfect for entertaining or enjoying quiet evenings at home. A double garage and ample off-road parking add to the practicality of this residence, making it ideal for families with multiple vehicles. The south-westerly facing rear garden is a delightful feature, offering a sunny retreat for outdoor gatherings or simply enjoying the tranquillity of your surroundings. One of the standout benefits of this property is its location within the catchment area for the highly regarded Hiltingbury and Thornden schools, making it an excellent choice for families seeking quality education for their children. With no forward chain, this home is ready for you to move in and make it your own.

ACCOMMODATION:

Ground Floor:

Reception Hall:
Stairs to first floor, under stairs storage cupboard.

Cloakroom:
Comprising wash hand basin, WC.

Study:
11'2" x 6'4" (3.40m x 1.92m)

Sitting Room:
19'5" x 12'11" (5.92m x 3.93m) Fireplace surround and hearth with inset gas fire.

Dining Room:
11'7" x 10'5" (3.52m x 3.10m)

Kitchen / Breakfast Room:
14'7" x 10'8" (4.45m x 3.24m) Built in double oven, built in microwave, built in gas hob, fitted extractor hood, integrated dishwasher, fitted breakfast bar.

Family Room:
21'10" x 17'5" (6.66m x 5.30m) Feature fireplace surround and hearth with open fire.

Utility Room:
7'3" x 4'9" (2.22m x 1.46m) Space and plumbing for washing machine, wall mounted boiler.

First Floor:

Landing:
Built in airing cupboard.

Bedroom 1:
17'6" x 12' (5.33m x 3.65m)

En Suite:
Comprising bath, wash hand basin, WC, bidet.

Bedroom 2:
14'6" x 10'8" (4.43m x 3.25m)

En Suite:
Comprising shower in cubicle, wash hand basin, WC.

Bedroom 3:
12' x 11'10" (3.66m x 3.61m) Built in double wardrobe.

Bedroom 4:
12'10" x 11'4" (3.92m x 3.45m) Built in double wardrobe.

Bedroom 5:
11'7" x 10'6" (3.35m x 3.10m)

Bathroom:
Comprising bath, shower in cubicle, wash hand basin, WC, bidet.

Front:
Comprising area laid to lawn, mature plants, large block paved driveway providing off road parking for several vehicles, steps to further area laid to lawn, planted beds, side access to rear garden along both sides.

Rear Garden:
Paved patio area, area laid to lawn, variety of mature plants, bushes, shrubs and trees.

Garage:
17'3" x 16'3" With up and over door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1990

Approximate Area:
220sqm/2378sqft

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
Wooden windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

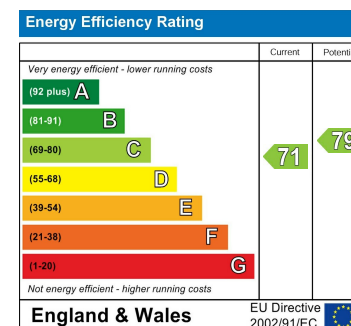
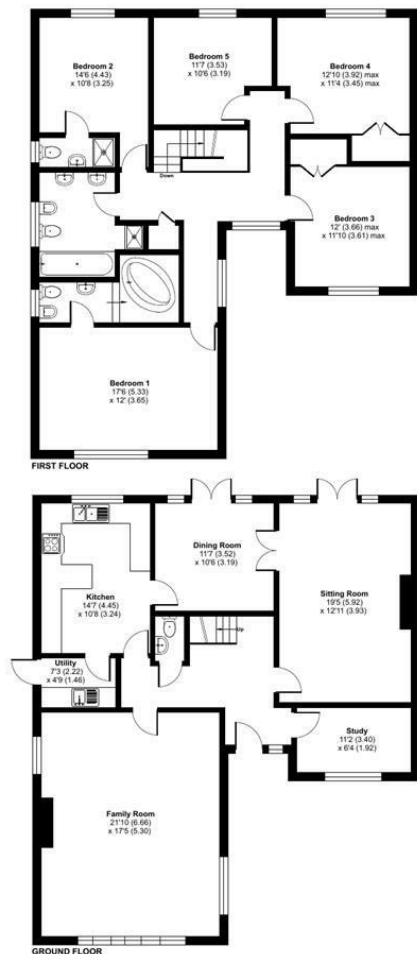
Local Council:
Test Valley Borough Council - 01264 368000

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.



Ground Floor = 1203 sq ft / 111.7 sq m
 First Floor = 1175 sq ft / 109.1 sq m
 Total = 2378 sq ft / 220.8 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

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



