



sparks ellison

25 Merdon Avenue, Chandler's Ford, SO53 1EH

£1,150,000

A spectacular five bedroom detached family home comprising of approximately 3064 sqft set within a wonderful plot of approximately 0.28 of an acre. This captivating and stylish property affording a contemporary design provides versatility in how the rooms are used with the potential for various home working spaces as well as ground floor bedrooms and potential to create an annexe. The centrepiece of this fabulous home is the re-fitted open plan kitchen/dining/family room measuring 28'4" x 23'10" supported by two further reception rooms, three bedrooms, one with en-suite and further bathroom together with a spacious utility room. On the first floor is a magnificent open plan space measuring 18'8" x 15'3" leading to the main bedroom with part vaulted ceiling and en-suite and further bedroom with en-suite shower room. Centrally located within the heart of Chandlers Ford the location provides easy access on foot to Fryern Arcade and all amenities together with bus services to Southampton and Winchester as well as Thornden School and junction 12 of the M3.

ACCOMMODATION

Ground Floor

Reception Hall:

17'8" x 5'2" (5.38m x 1.57m) Tiled floor with under floor heating, double storage cupboard, open access to:

Lobby:

7'8" x 7'2" (2.34m x 2.18m) Providing coats hanging space and shelving.

Cloakroom:

White suite with chrome fitments comprising wash basin, w.c., tiled floor with under floor heating.

Sitting Room:

14'8" x 14'1" (4.47m x 4.29m) Open fireplace, wooden floor.

Kitchen/Dining/Family Room:

28'4" x 23'10" (8.64m x 7.26m) The kitchen area has been beautifully re-fitted with a comprehensive range of modern handleless white gloss units with quartz worktops over, Neff electric oven, Franke sink with Quooker tap, Neff coffee machine, Neff dishwasher, integrated fridge and freezer. A generous island unit incorporates breakfast bar, dining seating for up to six people, Neff induction hob with extractor hood over. The sitting area provides ample space for sofas and chairs and the dining space affords bifold doors to patio areas, tiled floor throughout with under floor heating.

Snug:

22'8" x 12'2" (6.91m x 3.71m) Patio doors to outside, stairs to first floor.

Bedroom 3:

13'3" x 11' (4.04m x 3.35m) Fitted wardrobe, sink unit,.

En-Suite:

8'9" x 4'3" (2.67m x 1.30m) White suite with chrome fitments comprising full width walk in shower cubicle with glazed screen, w.c., tiled floor.

Rear Hallway:

Access to two bedrooms and bathroom. This area could also be converted into annexe accommodation.

Bedroom 4:

12'2" x 10' (3.71m x 3.05m) Dual aspect windows.

Bedroom 5:

12'1" x 10' (3.68m x 3.05m) Dual aspect windows.

Bathroom:

8'8" x 6' (2.64m x 1.83m) White suite with chrome fitments comprising bath, separate corner shower cubicle with glazed screen, wash basin, w.c., tiled floor, underfloor heating.

Utility Room:

20' x 11'8" (6.10m x 3.56m) An irregular shaped room with an extensive range of cupboards, space and plumbing for appliances, under floor heating, door to rear garden, door to garage.

First Floor

Home Working Space/Family Room:

18'8" x 15'3" (5.69m x 4.65m) An open plan area with dual aspect windows which could also be partitioned to form a completely separate room/bedroom, built in cupboard which spans across the stairwell.

Bedroom 1:

19' x 14' (5.79m x 4.27m) Part vaulted ceiling, triple aspect windows, access to boarded out loft space which is the length of the 1st floor.

En-Suite:

14' x 7' (4.27m x 2.13m) White suite with chrome fitments comprising bath, separate double shower cubicle with glazed screen, two sink units, w.c., tiled floor.

Bedroom 2:

12'6" x 12' (3.81m x 3.66m) Dual aspect windows.

En-Suite:

5'10" x 5'9" (1.78m x 1.75m) White suite with chrome fitments comprising corner shower cubicle with glazed screen, wash basin, w.c., tiled floor.

OUTSIDE

The total plot extends to approximately 0.28 of an acre and represents a particularly attractive feature of the property.

Front:

A gravel driveway provides off street parking for several vehicles, adjacent lawned area with flower and shrub borders, enclosed by hedging, open plan access to the side of the property with a paved patio outside of the kitchen/dining/family room with bi-fold doors. This leads round to the rear garden.

Rear Garden:

The rear garden has an approximate measurement of 81' x 60' and comprises of good size level lawn, further patio area and pergola, well stocked borders enclosed by hedging and fencing, greenhouse and garden shed.

**Garage:**

19' x 9'4" (5.79m x 2.84m) Wooden double doors to the front, light and power, loft storage space, boiler and hot water cylinder, fuel store.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

Original construction 1947 extended in 2010

Approximate Area:

3241sqft/301.1sqm

Sellers Position:

Looking for forward purchase

Heating:

Central heating via wood pellet boiler

Windows:

Wooden double glazing

Infant/Junior School:

Chandlers Ford Infant/Mardon Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band G

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.

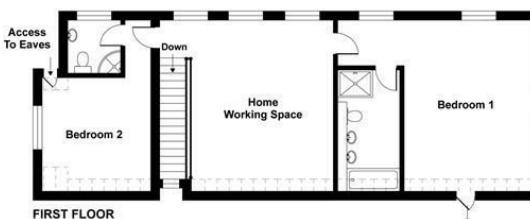




Denotes restricted head height

Ground Floor = 2071 sq ft / 192.4 sq m
 First Floor = 919 sq ft / 85.4 sq m
 Garage = 177 sq ft / 16.4 sq m
 Limited Use Area(s) = 74 sq ft / 6.9 sq m
 Total = 3241 sq ft / 301.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021.
 Produced for Sparks Ellison. REF: 791217



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



