



sparky 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:

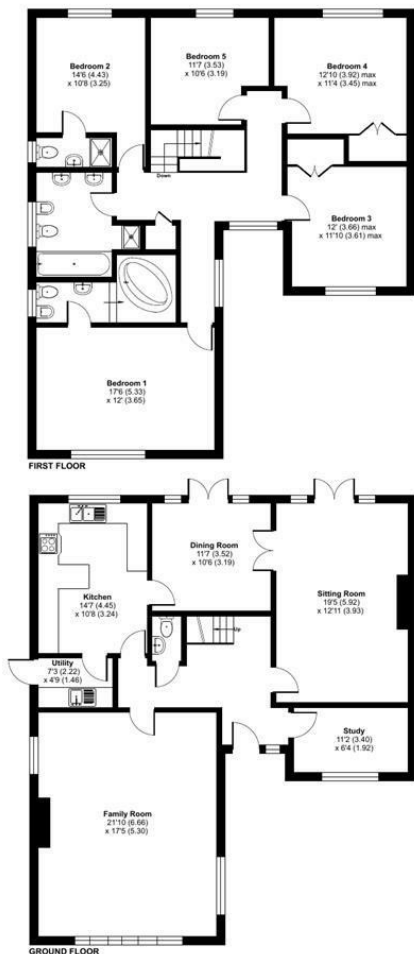
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Agents Note:

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



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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