



sparks ellison



# 18 Baddesley Road, Chandler's Ford, SO53 5NG

£1,100,000

A magnificent five bedroom detached family home extended and refurbished in 2013 to a particularly high and very stylish standard throughout. This captivating property affords spacious well proportioned rooms with a stunning entrance hall leading to modern and contemporary open plan spaces which can also be separated. Upstairs the master bedroom and bedroom two both benefit from en-suite facilities with picture windows commanding views of the rear garden. Bedroom three also benefits from an en-suite shower room with bedrooms four and five served by a wonderful family bathroom. The considerable loft space would also lend itself to conversion for further accommodation if required. The gardens extend to approximately 0.33 of an acre and to the front provide extensive parking. To the rear is a fabulous entertaining space incorporating a fire pit leading onto a large level lawn. School catchments include the popular Hiltingbury and Thornden schools completing this spectacular family home.

## ACCOMMODATION

### Reception Hall:

Part full height ceiling with galleried landing above, returning open tread staircase to first floor, coats cupboard, tiled floor with underfloor heating.

### Cloakroom:

Modern white suite with chrome fitments comprising wash basin, wc, tiled floor with underfloor heating.

### Sitting Room:

19'9" x 15'10" (6.02m x 4.83m) Tiled floor with underfloor heating, diagonally open plan to the kitchen/dining room.

### Kitchen/Dining Room:

26'5" x 19'8" (8.05m x 5.99m) A magnificent space with the kitchen area benefiting from a range of modern dark grey and white gloss units with encore worktops over, breakfast bar seating 6/7 people, two stainless steel Zanussi electric ovens, gas hob with extractor cylinder over, Smeg integrated dishwasher, space for American style fridge/freezer, picture window to side. The dining area provides ample entertaining space with room for table and chairs and bi-fold doors to rear garden. The entire space has a tiled floor with underfloor heating.

### Family Room:

16'9" x 13'9" (5.11m x 4.19m) Bi-fold doors to rear garden.

### Utility Room:

Matching grey gloss units, tiled floor with underfloor heating, space and plumbing for appliances, door to outside.

### Study:

9'10" x 7'8" (3.00m x 2.34m) Tiled floor with underfloor heating.

## First Floor

### Galleried Landing:

Full height picture window to front elevation with glass balustrade.

### Bedroom 1:

17'5" x 16'5" (5.31m x 5.00m) Picture window overlooking rear garden.

### En-Suite:

Modern white suite in a wet room style with spacious walk in shower with glazed screen, circular wash basin, wc, tiled walls and floor.

### Bedroom 2:

15'10" x 13'10" (4.83m x 4.22m) Picture window overlooking rear garden.

### En-Suite:

Modern white suite with chrome fitments comprising corner shower cubicle with glazed screen, circular wash basin, tiled walls and floor.

### Bedroom 3:

19'11" x 9'4" (6.07m x 2.84m)

### En-Suite:

Modern white suite with chrome fitments comprising double width shower cubicle with glazed screen, wash basin, wc, tiled walls and floor.

### Bedroom 4:

17'6" x 10'5" (5.33m x 3.18m) Door providing space for either walk in wardrobe or staircase to second floor.

### Bedroom 5:

16'5" x 10'5" (5.00m x 3.18m)

### Bathroom:

A beautifully appointed modern white suite featuring a deep double ended bath, double width shower cubicle with glazed screen, wash basin, wc, tiled floor.

## OUTSIDE

The total plot extends to approximately 0.33 of an acre and represents a particularly attractive feature of the property.

### Front:

A block paved driveway with adjacent planted areas leading to gravelled areas providing parking for approximately 4 vehicles, side access to rear garden.

**Rear Garden:**

Measures approximately 144' x 65' (44m x 19.9m) Adjoining the house is an extensive paved terrace providing an outdoor entertaining area featuring a circular fire pit and seating, space for further table and chairs, planted borders retained by sleepers, this leads onto a large level lawn enclosed by hedging and fencing.

**Garage:**

Light and power, door to rear garden.

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

Freehold

**Approximate Age:**

1970's

**Approximate Area:**

2986sqft/277.4sqm Includes garage

**Sellers Position:**

Looking for forward purchase

**Heating:**

Gas central heating

**Windows:**

UPVC double glazing

**Loft Space:**

Fully boarded except one small area, ladder and light connected

**Infant/Junior School:**

Hiltingbury Infant/School

**Secondary School:**

Thornden Secondary School

**Local Council:**

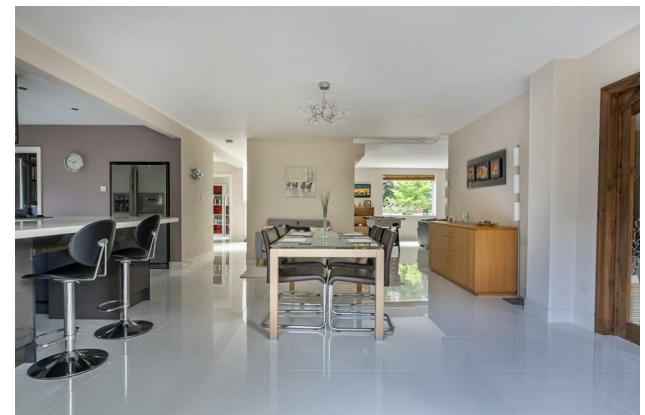
Test Valley Borough Council 01264 368000

**Council Tax:**

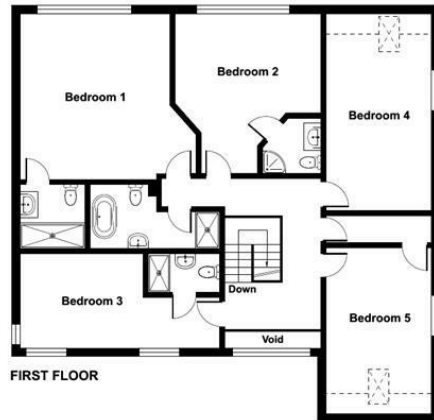
Band G

**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.



Main House = 2754 sq ft / 255.8 sq m (excludes restricted head height)  
 Garage = 232 sq ft / 21.5 sq m  
 Total = 2986 sq ft / 277.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 570104



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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