



sparks ellison



60 Hut Farm Place, Chandler's Ford, SO53 3LQ

£365,000

Welcome to this exceptionally spacious three-storey townhouse located in Hut Farm Place, Chandler's Ford. This impressive property boasts three generously sized double bedrooms, providing ample space for family living or accommodating guests. The master bedroom features a dressing room and en-suite bathroom, ensuring privacy and convenience, while a further well-appointed bathroom serves the other bedrooms. On the ground floor, you will find a welcoming sitting room, perfect for relaxation and entertaining, alongside a fully fitted kitchen that is both functional and stylish. This space is ideal for those who enjoy cooking and socialising, making it the heart of the home. The property also benefits from a driveway and two additional allocated parking spaces, a rare find in such a convenient location. Residents will appreciate the ease of access to local shops, as well as bus services that connect to Southampton and Winchester, making commuting and daily errands a breeze. This townhouse is not only a very comfortable family home but also offers a lifestyle of convenience, with everything you need within walking distance.

ACCOMMODATION

Ground Floor

**Reception Hall:**  
Stairs to first floor.

**Sitting Room:**  
16'2" max x 13'1" max (4.92m x 4.00m)

**Kitchen:**  
8'5"max x 8'4"max (2.57m x 2.54m) Range of fitted units, built in electric double oven and electric hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, boiler.

**Cloakroom:**  
Wash basin, wc.

First Floor

**Landing:**  
Stairs to 2nd floor.

**Bedroom 2:**  
13'3"max x 11'9"max (4.03m x 3.59m)

**Bedroom 3:**  
13'1"max x 10'1"max (4.00m x 3.07m) Airing cupboard

**Bathroom:**  
Suite comprising bath with mixer tap and shower attachment, wash basin, WC.

Second Floor

**Landing:**  
  
**Bedroom 1:**  
15'10"max x 13'2"max (4.83m x 4.02m)

**Dressing Room:**  
Ample space for wardrobes, access to eaves storage.

**En-Suite Shower Room:**  
Suite comprising shower cubicle, wash basin, WC, tiled floor.

OUTSIDE

**Front:**  
To the front of the property is parking for one vehicle with pathway to front door.

**Rear Garden:**  
Approximately 36' x 14'. Adjoining the house is a patio leading onto a lawned area enclosed by fencing, rear pedestrian access to further parking.

**Parking:**  
There are two further allocated parking spaces at the end of the terrace.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
2011

**Approximate Area:**  
1158sqft/107.4sqm

**Sellers Position:**  
Looking for forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

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

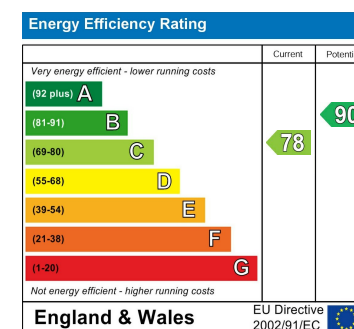
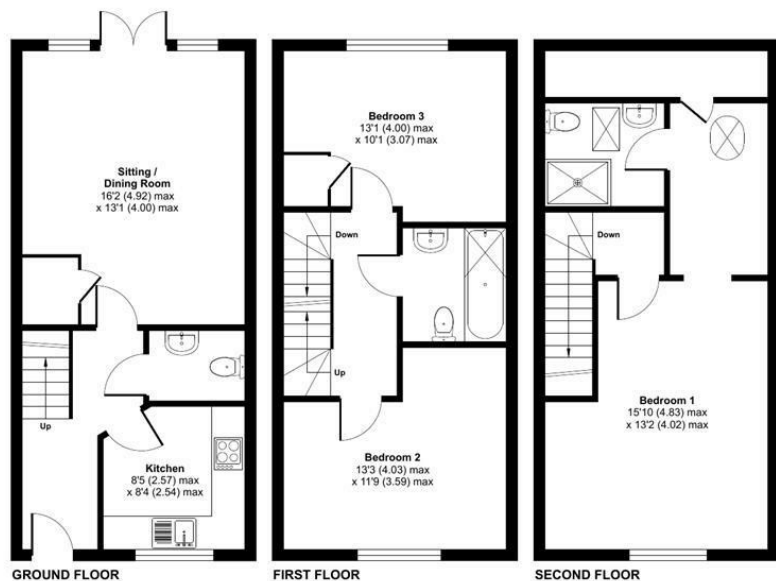
**Secondary School:**  
Toynbee Secondary School

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

**Council Tax:**  
Band C

**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 = 386 sq ft / 35.8 sq m  
 First Floor = 386 sq ft / 35.8 sq m  
 Second Floor = 386 sq ft / 35.8 sq m  
 Total = 1158 sq ft / 107.4 sq m  
 For identification only - Not to scale



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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.





