



sparks ellison

88 Ashdown Road, Chandlers Ford, SO53 5QG

£2,300 Per Calendar Month

An extended four/five bedroom detached family home situated within catchment for both Hiltingbury and Thornden Schools offering well planned accommodation providing flexibility of use. The large sitting/dining room benefits from bi-fold doors to the rear garden whilst there is a good size kitchen/breakfast room and utility room. A particular feature of this property is the ground floor room that has been converted from the garage which provides a family room or a bedroom which also has access to a shower room.

ACCOMMODATION

Ground Floor

Entrance Hall:
Stairs to first floor, understairs storage cupboard.

Sitting/Dining Room:
29'0" max x 17'0" max (8.84 max x 5.18 max)
Fitted wood burner with hearth and mantle, bi-fold doors to rear garden.

Kitchen/Breakfast Room:
15'3" x 14'4" max (4.65 x 4.37 max)
Built in double oven and grill, built in five ring induction hob, fitted extractor hood, integrated dishwasher, fridge/freezer, large walk in pantry with shelving.

Utility Room:
6'9" x 5'8" (2.06 x 1.73)
Washing machine.

Shower Room:
White suite with chrome fitments comprising shower cubicle, wash basin with drawer under.

First Floor

Landing:
Access to loft space, built in cupboard housing hot water tank.

Bedroom 1:
17'1" (including wardrobe depth) x 11'8" (5.21 (including wardrobe depth) x 3.56)
Range of fitted wardrobes.

Bedroom 2:
12'0" x 11'4" (3.66 x 3.45)

Bedroom 3:
11'7" x 9'0" (3.53 x 2.74)

Bedroom 4:
11'9" x 8'2" (3.58 x 2.49)
Built in storage cupboard.

Bathroom:
11'10" x 9'1" (3.61 x 2.77)
White suite with chrome fitments comprising bath, shower in cubicle, wash hand basin with drawers under, w.c.

OUTSIDE:

Front:
Block paved driveway providing off road parking, planted bed, side pedestrian access to rear garden, to the other side is a fully enclosed wood store/shed , along with a large shed accessed from the rear garden.

Rear Garden:
Measures approximately 41' x 31' Laid to lawn, gravel path, sleeper wall / plant bed, steps up to raised seating area, shed/summer house, access to side of the property to shed.

OTHER INFORMATION

Approximate Age:
1970

Approximate Area:
160sqm/1722sqft

Management:
Fully Managed

Availability:
End November 2025

Holding Deposit:
£530.76

Security Deposit:
£2,653.00

Pets:
No

Furnished/Un-Furnished:
Un-Furnished

Heating:
Gas central heating

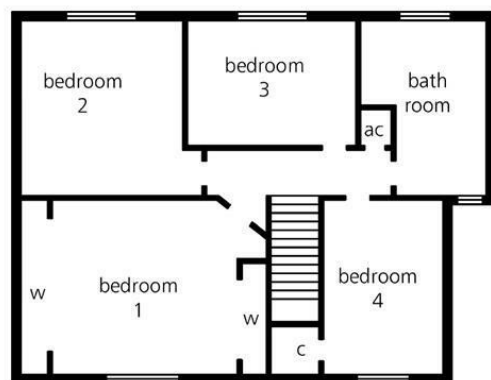
Windows:
UPVC double glazed windows

Infant/Junior School:
Hiltingbury Infant/Junior School

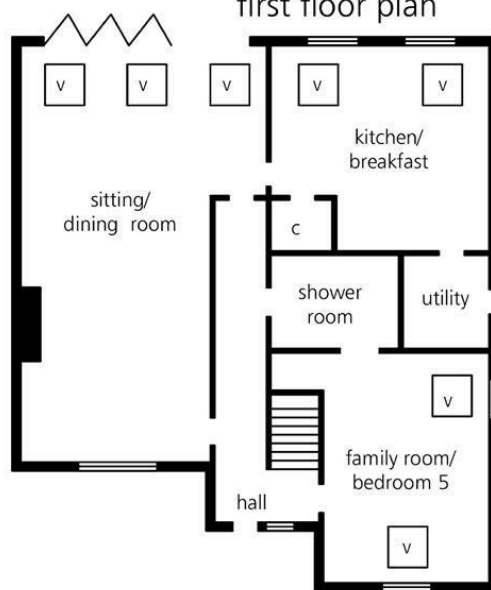
Secondary School:
Thornden Secondary School

Council Tax:
Band E

Local Council:
Eastleigh Borough Council - 02380 688000



first floor plan



ground floor plan

illustrative purposes only



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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