



sparky ellison

33 Raglan Close, Chandler's Ford, SO53 4NH

£700,000

Located in Raglan Close this impressive detached family home offers a spacious layout with a sitting room, conservatory and open plan kitchen/dining room. There are four generous bedrooms on the first floor with the master bedroom benefitting from an en-suite. The double garage has been thoughtfully converted, presenting an excellent opportunity for an annexe, perfect for guests or as a private workspace. The outdoor space is equally appealing, featuring a substantial rear garden measuring 52' x 45'. The property also benefits from parking for three/four vehicles and is situated close to local shops, a public house, health practices, and picturesque woodland walks.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Cloakroom:
Comprising wash hand basin, WC.

Study/Utility Room:
10'2" x 8'4" (3.11m x 2.53m) Currently utilised as a Utility Room with space and plumbing for washing machine, space for tumble drier, space for fridge, space for fridge freezer.

Sitting Room:
16'6" x 14'11" (5.04m x 4.54m) Fireplace surround and hearth with inset coal effect gas fire.

Conservatory:
11'10" x 8'6" (3.60m x 2.58m)

Kitchen/Dining Room:
23'10" x 11'1" (7.26m x 3.37m) Built in double oven, built in microwave, gas hob, fitted extractor hood, integrated dishwasher, integrated fridge freezer.

Family Room:
14'9" x 12'4" (4.49m x 3.77m)

Utility Room:
8'11" x 7'10" (2.71m x 2.40m) Comprising electric hob, space for fridge, space and plumbing for washing machine, wall mounted boiler.

Bathroom:
Comprising bath, wash hand basin, WC.

FIRST FLOOR

Landing:
Access to loft space.

Bedroom 1:
12'5" x 10'10" (3.78m x 3.30m) Fitted wardrobes along one wall.

En Suite:
Comprising shower in cubicle, wash hand basin with cupboards under, WC, tiled walls, tiled floor.

Bedroom 2:
13'4" x 10'3" (4.06m x 3.12m)

Bedroom 3:
11'1" x 8'11" (3.37m x 2.72m)

Bedroom 4:
9'11" x 9'4" (3.03m x 2.84m)

Bathroom:
Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:
Area laid to lawn, paved pathway to front door, mature bushes, driveway providing parking for 3/4 vehicles.

Rear Garden:
Measures approximately 52' x 45' and comprises area laid to lawn, planted beds, paved patio area, garden shed, outside power points.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1984

Approximate Area:
163.6sqm/1762sqft

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Boarded with ladder and light connected

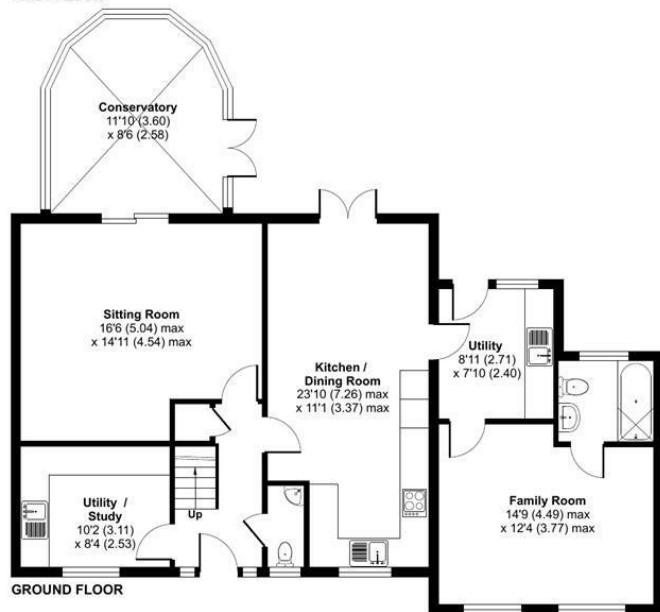
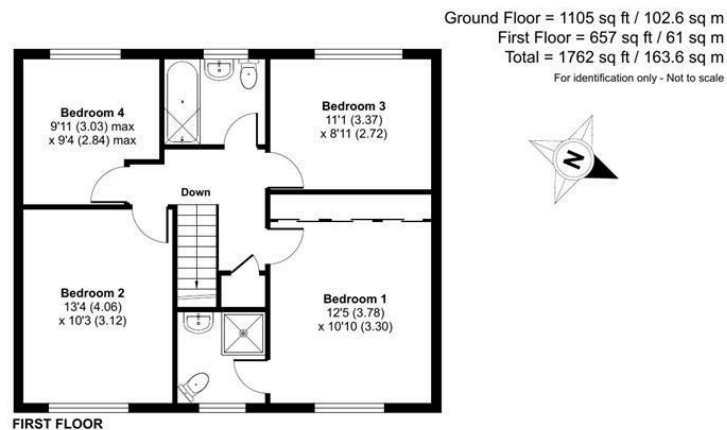
Infant/Junior School:
St. Francis Primary School

Secondary School:
Toynbee Secondary School

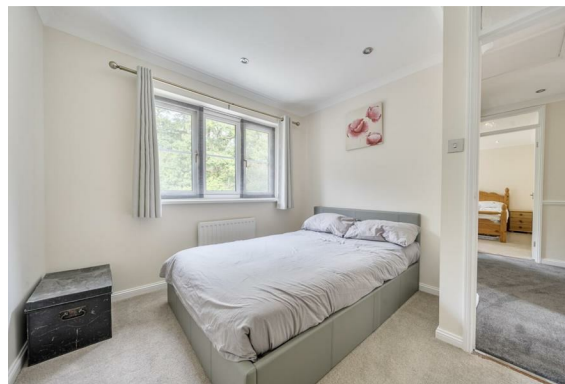
Council Tax:
Property - Band E
Annexe - Band A

Local Council:
Test Valley Borough Council - 01264 368000

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1362136



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	

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.



