



sparks ellison

30 Velmore Road, Chandler's Ford, SO53 3HE

£800,000

Located on the highly sought-after Velmore Road in Chandler's Ford, this charming detached house, dating back to the 1930s, offers a delightful blend of character. With five spacious bedrooms and three main reception rooms, this home provides ample flexibility for family life, entertaining, or even creating a home office. Set on a stunning 0.23 acre plot, the property boasts a wonderful rear garden that extends an impressive 117', basking in a southerly aspect. This outdoor space is perfect for enjoying sunny days, gardening, or hosting gatherings with family and friends. The good-sized driveway ensures convenient parking, adding to the practicality of this lovely home. Situated on a peaceful no-through road, this property offers a tranquil environment while still being within easy reach of the M3 & M27, making it ideal for commuters. The combination of its beautiful character, generous living space, and prime location makes this house a truly exceptional opportunity for those seeking a family home in Chandler's Ford.

ACCOMMODATION

Ground Floor

Entrance Porch:

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

WC, wash basin.

Snug:

14'4" x 12'1" (4.36m x 3.68m) Bay window, open fireplace.

Dining Room:

14'5" x 13' (4.40m x 3.97m)

Sitting Room:

24'6" x 11'11" (7.47m x 3.62m) Double doors to rear garden with pleasant views towards the southerly aspect.

Kitchen/Breakfast Room:

15'9" x 10'10" (4.80m x 3.30m) Re-fitted range of units, electric oven, electric hob with extractor hood over, integrated fridge, space and plumbing for dishwasher, breakfast bar.

Utility Room:

9'10" x 7'10" (3.00m x 2.38m) Space and plumbing for appliances, range of cupboards, door to rear garden.

First Floor

Landing:

Airing cupboard, storage cupboards, hatch to loft space.

Bedroom 1:

13'10" x 12'11" (4.22m x 3.94m)

Bedroom 2:

12' x 11'11" (3.66m x 3.64m)

Bedroom 3:

11'1" x 10'10" (3.27m x 3.29m)

Bedroom 4:

10' x 8'9" (3.06m x 2.67m)

Bedroom 5:

11'5" x 7'8" (3.48m x 2.34m)

Bathroom:

Suite comprising corner bath, full width walk in shower cubicle, wash basin, WC, tiled floor.

OUTSIDE

The total plot extends to approximately 0.23 of an acre and represents a particularly outstanding feature of the property

Front:

To the front of the property is a good sized driveway affording parking for several vehicles with adjacent lawned area enclosed by hedging and walling with side access to rear garden.

Rear Garden:

A delightful rear garden measures approximately 117 feet in length and enjoys a pleasant southerly aspect. Adjoining the house is a patio leading onto a good sized lawn area surrounded by well stocked flower and shrub borders, enclosed by hedging and fencing, two garden sheds, greenhouse.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930's

Approximate Area:

2152sqft/199.8sqm (Including garage)

Heating:

Gas central heating

Windows:

A mixture of wood, aluminium and UPVC windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

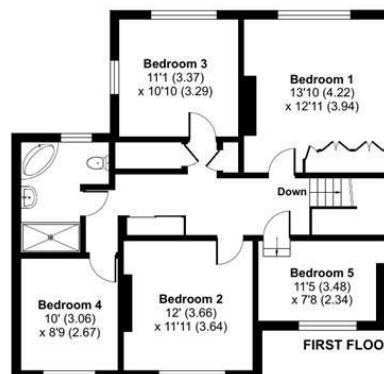
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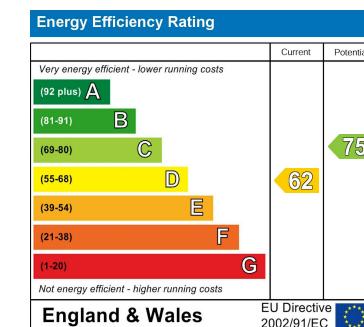
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Ground Floor = 1103 sq ft / 102.4 sq m
 First Floor = 925 sq ft / 85.9 sq m
 Garage = 124 sq ft / 11.5 sq m
 Total = 2152 sq ft / 199.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1357351



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

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