



sparky ellison

1 Woodlands Close, Chandler's Ford, SO53 5AT

£625,000

Situated in the heart of Hiltingbury, Chestnuts presents a fantastic opportunity to purchase a wonderful home with exciting potential within Thornden and Hiltingbury school catchment. Set within the leafy cul-de-sac of Woodlands Close, the home is within short walking distance to a long list of amenities along the main road & Ashdown Road, Hiltingbury Recreation ground, Hocombe Mead nature reserve and Hiltingbury Lakes. The property itself sits on a 0.20 acre plot and enjoys some fantastic features such as a picturesque frontage with parking for three to four vehicles with an additional space through the side gate, a single detached garage with a car pit, recently decorated spacious lounge & dining room and the charming rear garden measuring approximately 126'7" x 50'9". As many neighbouring properties have already discovered, there is much potential to expand these particular properties to the rear into large four- or five-bedroom houses which would make it very suitable for families looking to create their forever homes within the area. The property would also be suitable for downsizers in its current condition, offering one level living with the downstairs bedroom and ensuite if required. Those needing to commute further afield will find that Chestnuts is within a brief commute to junction 12 of the M3 but far enough away that you do not hear the commotion of it either.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to first floor. Cloaks cupboard and additional cupboard underneath.

Bedroom 3:

10'4" x 7'10" (3.15m x 2.39m) Built in wardrobe.

Ensuite Shower Room:

Modern suite comprising of wash basin with cupboard underneath, W.C, shower cubicle and heated towel rail.

Lounge/Dining Room:

18'8" x 15'10" (5.70m x 4.82m) Recently decorated throughout with new flooring. Gas fire with brick built fireplace. Sliding door into conservatory. Serving hatch into kitchen.

Kitchen:

15'4" x 8' (4.68m x 2.44m) Range of units one which is housing the boiler, integral sink, space for dishwasher, space for washing machine, space for fridge freezer, space for cooker with extractor overhead, space for a table. Serving hatch. Back door leading into rear garden.

Conservatory:

14'11" x 10'2" (4.54m x 3.10m)

FIRST FLOOR

Bedroom 1:

13'9" x 11'2" (4.19m x 3.41m) Airing cupboard, two built in wardrobes, access to eaves space.

Bedroom 2:

14'1" x 10'11" (4.29m x 3.33m) Built in wardrobe, access to eaves space.

Shower Room:

Modern suite including wash basin with cupboard underneath, W.C, walk in shower and heated towel rail.

OUTSIDE

Front:

Driveway for 3/4 cars, carport, lawned area to the front and a variety of plants and shrubs.

Rear Garden:

Measuring approximately 126'7" x 50'9". Adjoining the property is a patio area leading to the

lawn with another patio area to the left of the garden. To the right hand side is a gate leading to an additional parking space Infront of the detached single garage. The garden also includes a Summer house, Greenhouse, Shed and wooded area to the north of the plot.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960's

Approximate Area:

122sqm/1315sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band E

Local Council:

Eastleigh Borough Council - 02380 688000

Agents Note:

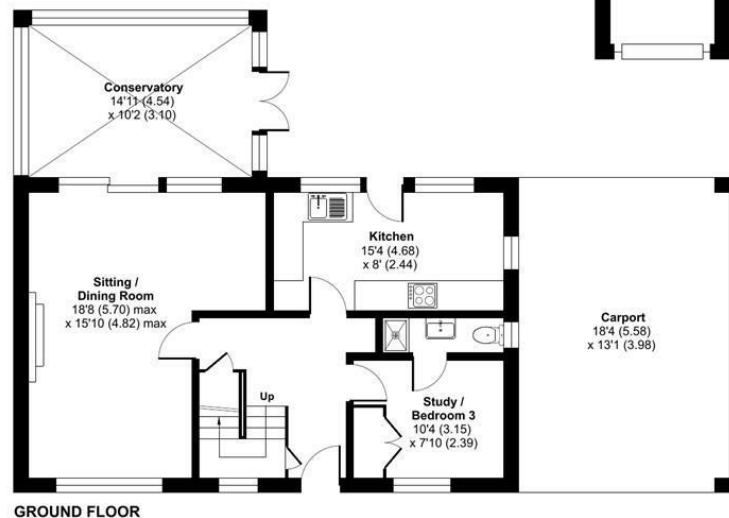
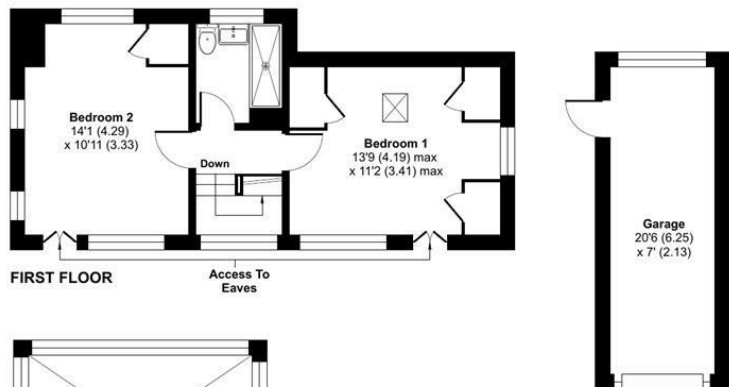
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Agents Note:

Please be advised that this property is connected to an employee of Sparks Ellison Ltd



Ground Floor = 768 sq ft / 71.3 sq m (excludes carport)
 First Floor = 404 sq ft / 37.5 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1315 sq ft / 122 sq m
 For identification only - Not to scale



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	

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.



