



sparks ellison

19 Clausentum Close, Chandler's Ford, SO53 2AQ

£525,000

Located in the highly sought-after location of Clausentum Close, Peverells Wood, Chandler's Ford, this delightful detached bungalow offers a perfect blend of comfort and convenience. With its proximity to Fryern Arcade, residents will enjoy easy access to a variety of amenities to include Waitrose, as well as reliable bus services to Southampton and Winchester. This charming extended bungalow features a well-designed open plan kitchen and dining room, ideal for both entertaining and everyday living. The main bedroom has been thoughtfully extended, providing lovely views over the rear garden and includes a convenient en-suite. A further double bedroom and bathroom ensure ample space for family or guests. The sitting room offers a welcoming space to relax, while the property is complemented by a good-sized driveway and a garage, providing practical solutions for parking and storage. The rear garden, approximately 50' x 40' in size, presents a wonderful outdoor retreat, perfect for enjoying the fresh air or hosting gatherings. This bungalow is a rare find in a desirable area, making it an excellent opportunity for those seeking a comfortable home in a vibrant community. Don't miss the chance to make this lovely property your own.

ACCOMMODATION

Reception Hall:

Hatch to loft space, storage cupboard.

Sitting Room:

15' x 10'11" to bay (4.58m x 3.33m) Bay window, fireplace with inset electric fire.

Kitchen/Dining Room:

19'8" x 11'4"max (6.00m x 3.45m) The kitchen area has been re-fitted with a comprehensive range of units and granite worktops over, electric double oven, gas hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, larder cupboard, door to rear garden. The dining area affords plenty of space for table and chairs and further built in storage cupboard.

Bedroom 1:

13' x 9'11" (3.95m x 3.03m) Fitted wardrobes and double doors to rear garden providing a pleasant outlook.

En-Suite Shower Room:

Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:

11'5" x 9'1" (3.49m x 2.78m)

Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin, WC, Velux window.

OUTSIDE

Front:

To the front of the property is a good sized driveway providing plenty of parking for vehicles which extends to the side and leads to the garage.

Rear Garden:

A particularly attractive feature of the property measuring approximately 50' x 40'. Adjoining the bungalow is a paved area leading onto a lawned area surrounded by well stocked established borders and enclosed by fencing, garden shed.

Garage:

16'6" x 9'2" (5.03m x 2.79m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1950's

Approximate Area:

1090sqft/101.2sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed

Loft Space:

Partially board with ladder and light

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

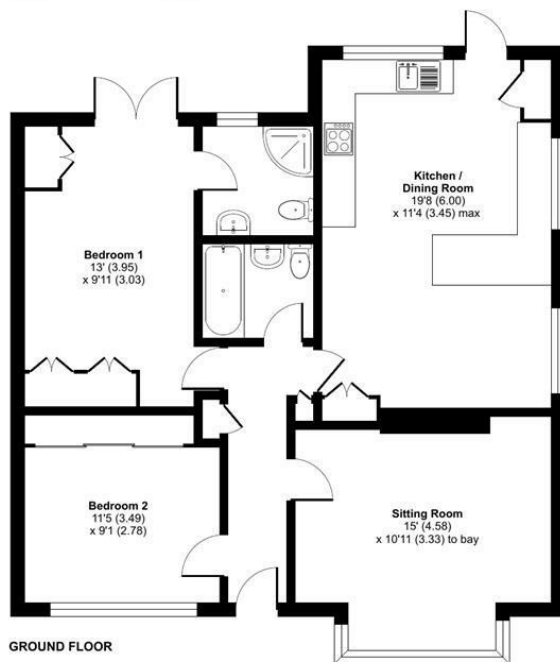
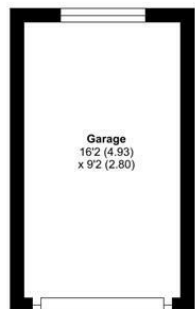
Council Tax:

Band D

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 = 941 sq ft / 87.4 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1090 sq ft / 101.2 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). © nrichcom 2026. Produced for Sparks Ellison. REF: 1401130



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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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