



se sparks ellison  
For Sale



sparks ellison

15 Lake Road, Chandler's Ford, SO53 1EZ

£1,000,000

Located in the picturesque setting of Lake Road, Hiltingbury, Chandlers Ford, this magnificent detached family home, built in 1930, offers a perfect blend of classic charm and modern convenience. The property has been thoughtfully refurbished and extended by the current owners, providing a spacious and inviting environment for family living. Boasting five generous bedrooms, three of which are equipped with extensive wardrobes, this home ensures ample storage and comfort for all family members. The property features two well-appointed bathrooms, including a modern en-suite shower room, catering to the needs of a busy household. The heart of the home is undoubtedly the stunning open-plan kitchen, dining, and living space, which has been beautifully re-fitted to create an ideal setting for family gatherings and entertaining. The room is enhanced by bi-fold doors that seamlessly connect the indoor space to the approximate 85-foot rear garden, allowing for a delightful flow between the inside and outside. Additionally, the two main reception rooms provide versatile spaces for relaxation and work from home space, with one featuring a charming log burner, perfect for cosy evenings. The property is complemented by a driveway and a double garage, offering convenient parking solutions. Its prime location means that local shops, the highly regarded Thornden School, and bus services to Winchester, Southampton and colleges are all within walking distance. Furthermore, junction 12 of the M3 is just a short drive away, making commuting a breeze. This exceptional family home in an idyllic setting is a rare find and is sure to appeal to those seeking a blend of character, style, and convenience.

ACCOMMODATION

Ground Floor

**Open Porch:**  
Front door to

**Reception Hall:**  
Stairs to first floor with cupboard under, wooden floor.

**Cloakroom:**  
Refitted modern suite comprising wash basin with cupboard under, WC, tiled floor.

**Sitting Room:**  
18'4" x 11'11" (5.59m x 3.63m) Chimney breast with inset log burner, wooden floor, window shutters.

**Family Room:**  
15'8" x 12'6" (4.77m x 3.81m) Wooden floor, bay window with views over the lakes, door to garage.

**Kitchen/Dining area / Sitting area**  
Kitchen/Dining area: 24'2" x 15'6" (7.37m x 4.73m) Sitting area: 14'3" x 12'5" (4.34m x 3.787m) The kitchen area has been refitted with a comprehensive range of grey shaker style units with quartz worktops over, island unit and breakfast bar with skylight over, Range style oven and hob with extractor hood over, space for American style fridge freezer and integrated dishwasher. The dining area affords space for table and chairs with bifold doors and picture window overlooking the rear garden with a sitting area providing space for sofas and chairs.

**Utility Room:**  
9'6" x 6'11" (2.89m x 2.12m) Range of units, sink unit, space and plumbing for appliances, boiler.

First Floor

**Landing:**  
Airing cupboard, hatch to loft space.

**Bedroom 1:**  
12'7" x 12'2" (3.83m x 2.64m) Bay window overlooking the lakes, fitted wardrobes.

**En-suite:**  
Refitted modern suite comprising double width walk in shower with glazed screen, wash basin with cupboard under, WC, tiled walls and floor.

**Bedroom 2:**  
18'6" x 9'2" (5.65m x 2.79m) Built in wardrobe.

**Bedroom 3:**  
12'3" x 9'4" (3.73m x 2.85m) Built in wardrobe, window overlooking the lakes.

**Bedroom 4:**  
12'6" x 8'8" (3.881m x 2.65m)

**Bedroom 5:**  
12'3" x 8'8" (3.73m x 2.64m) Window overlooking the lakes.

**Bathroom:**  
Refitted modern suite comprising double ended bath with central mixer tap, separate shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor.

OUTSIDE

**Front:**  
To the front of the property is a double width gravel driveway affording off street

parking leading to the double garage. Adjacent lawned area and pathway to front door, enclosed by mature hedging and wall, side path to rear garden. Electric car charging point.

**Rear Garden:**

Approximately 85" in length. Adjoining the house is a paved terrace with sleeper wall edging leading onto a lawned area. To the rear of the garden is a further sun deck for the evening sun. The rear garden is enclosed by hedging.

**Double Garage:**

18'2" x 17'0" (5.54m x 5.18m) Electric door light and power.

**OTHER INFORMATION**

**Tenure:**

Freehold

**Approximate Age:**

1930

**Approximate Area:**

2482 sq ft / 230.5 sq m

**Sellers Position:**

Looking for forward purchase

**Heating:**

Gas central heating

**Windows:**

UPVC Double glazing

**Infant/Junior School:**

Chandler's Ford Infant School/Merdon Junior School

**Secondary School:**

Thornden School

**Local Council:**

Eastleigh Borough Council - 02380 688000

**Council Tax:**

Band E

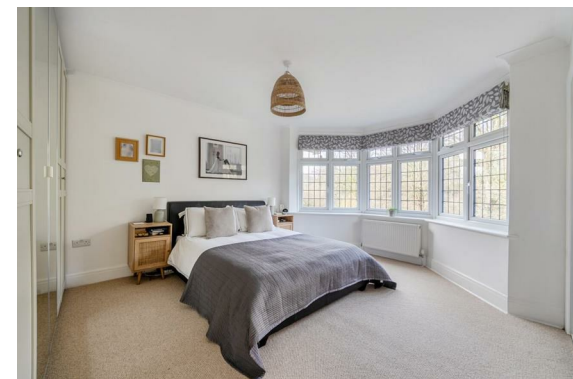
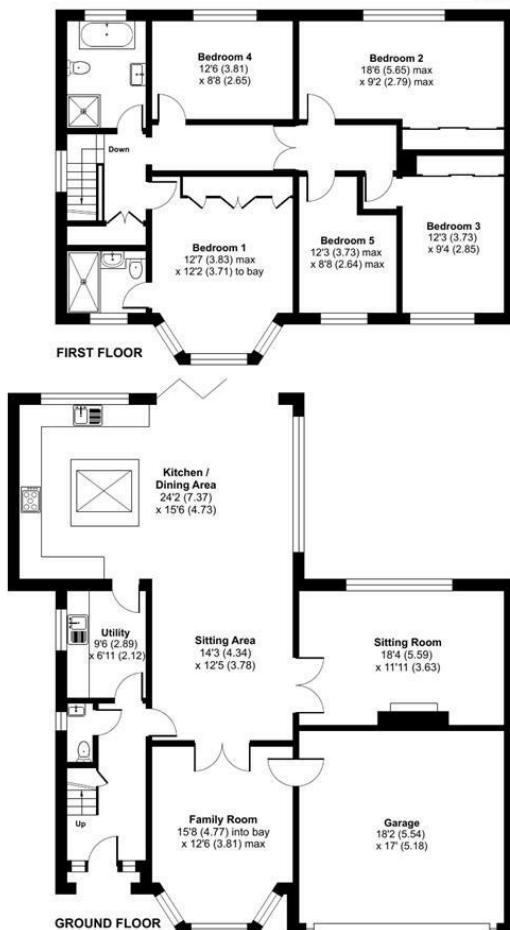
**Agents Note:**

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 = 1146 sq ft / 106.4 sq m  
 First Floor = 1027 sq ft / 95.4 sq m  
 Garage = 309 sq ft / 28.7 sq m  
 Total = 2482 sq ft / 230.5 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 76        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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