



sparkes ellison

# 28 Raglan Close, Chandler's Ford, SO53 4NH

£725,000

A magnificent and spacious four bedroom detached family home affording well proportioned rooms over both floors, set within a much larger than average garden affording a host of wonderful attributes. On the ground floor is a 20'5" x 12' sitting room, family room, study, modern kitchen and further dining/family room together with a utility room. On the first floor is a spacious main bedroom and en-suite shower room together with three further bedrooms and family bathroom. There is also the benefit of a double garage and no forward chain. Raglan Close is highly sought after road situated on the edge of Valley Park and within walking distance to a range of shops and amenities to include schooling in Pilgrims Close.

## ACCOMMODATION

### Ground Floor

#### Open Porch:

Front door to reception hall.

#### Reception Hall:

Stairs to first floor.

#### Cloakroom:

Modern white suite comprising wash basin, wc, tiled floor.

#### Sitting Room:

20'5" x 12' (6.22m x 3.66m) Contemporary style electric fire, double doors to rear garden.

#### Family Room:

13' x 11" (3.96m x 3.35m)

#### Study:

10' x 7' (3.05m x 2.13m)

#### Kitchen:

13' x 10' (3.96m x 3.05m) Modern range of dark grey gloss units and wooden worktops, stainless steel range style oven and hob with extractor hood over, space and plumbing for dishwasher, space for wine cooler, tiled floor, open plan to further area of kitchen.

#### Further Area Of Kitchen:

9'3" x 6'8" (2.82m x 2.03m) Matching grey gloss units, space for American style fridge/freezer, tiled floor.

#### Utility Room:

7'1" x 6'7" (2.16m x 2.01m) Space and plumbing for appliances, double doors to garden, tiled floor, door to garage.

#### Garden Room:

18'7" x 9'10" (5.66m x 3.00m) Triple aspect windows and double doors to rear garden, tiled floor.

### First Floor

#### Landing:

Hatch to loft space, double airing cupboard.

#### Bedroom 1:

20'1" x 11'6" (6.12m x 3.51m) Dual aspect windows.

#### En-Suite Shower Room:

7'6" x 5'7" (2.29m x 1.70m) Modern white suite comprising corner shower cubicle, wash basin, wc, tiled floor.

#### Bedroom 2:

11' x 10'9" (3.35m x 3.28m) Measurement up to range of fitted wardrobes.

#### Bedroom 3:

10'3" x 9' (3.12m x 2.74m)

#### Bedroom 4:

10'5" x 7'5" (3.18m x 2.26m)

#### Bathroom:

8' x 5'7" (2.44m x 1.70m) Modern white suite comprising bath with mixer tap, separate shower unit over, wash basin, wc.

### OUTSIDE

#### Front:

To the front of the property is a double width driveway, adjacent lawned area enclosed by hedging, path to front door and side gate to rear garden.

#### Rear Garden:

A particularly attractive feature of the property measuring approximately 88' x 41'. An L shaped composite deck adjoins the house leading onto a lawned area surrounded by mature planting and enclosed by hedging and fencing.

#### Side Garden:

To the side of the property is an area of garden measuring 30'9" x 26'10" A large expanse of patio is enclosed by walling providing an excellent entertaining area.

#### Double Garage:

18'4" x 16' (5.59m x 4.88m) Two up and over doors, light and power.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1980's

#### Approximate Area:

2112sqft/196.2sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Loft Space:

Partially boarded with light connected

#### Infant/Junior School:

St Francis Primary School

#### Secondary School:

Toynbee Secondary School

#### Local Council:

Test Valley Borough Council - 01264 368000

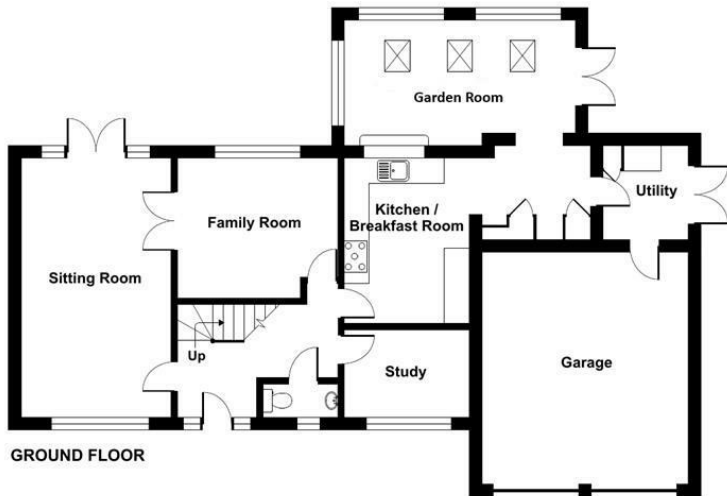
#### Council Tax:

Band F

Approximate Area = 2112 sq ft / 196.2 sq m (includes garage)  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2024. Produced for Sparks Ellison. REF: 1190044



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>		
(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>	67	80
	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



