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9 Boynton Close, Chandler's Ford, SO53 1TQ £625,000

Located in the highly sought-after area of North Millers Dale, Chandler's Ford, this splendid detached house on Boynton Close offers an exceptional family living experience. With four generously sized bedrooms, three of which feature built-in wardrobes, this home provides ample storage and comfort. The master bedroom benefits from an en-suite bathroom, while an additional family bathroom serves the other rooms. The property boasts three well-proportioned reception rooms, perfect for entertaining guests or creating a dedicated home office space. The kitchen/breakfast room is a delightful area for family gatherings and convenient dining. Set on a generous plot, the south-west facing garden measures approximately 58' x 55', providing a sunlit outdoor space for relaxation and play. Additionally, there is a further 47' of garden space to the side, enhancing the outdoor appeal. The double garage and double-width driveway offer ample parking, making this home practical for families with multiple vehicles. The location is particularly advantageous, with a charming gastro pub and the picturesque Flexford Nature Reserve just a stone's throw away. Local shops are within walking distance, and families will appreciate being in the catchment area for the well-regarded Hiltingbury and Thornden schools. This property is offered with no forward chain, making it an ideal choice for those looking to move in swiftly. With its combination of space, location, and amenities, this home is a rare find in the heart of Chandler's Ford.

ACCOMMODATION

Ground Floor

Entrance porch:
Tiled floor, door to

Reception hall:
Stairs to first floor with cupboard under.

Cloakroom:
Suite comprising wash basin, WC, tiled floor.

Sitting room:
17'8" x 11'11" (5.39m x 3.63m) Log burner, double doors to

Conservatory:
11'10" x 10'0" (3.60m x 3.05m) Double doors to rear garden.

Dining room:
12'7" x 10'6" (3.84m x 3.19m)

Kitchen/breakfast room:
14'2" x 8'10" (4.33m x 2.69m) Range of units, electric oven, induction hob, space and plumbing for appliances, breakfast bar, boiler, composite worktops, door to outside.

Study:
11'10" x 6'8" (3.61m x 2.04m)

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
11'11" x 10'7" (3.63m x 3.23m) Built in wardrobes.

En-suite shower room:
Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:
12'0" x 8'8" (3.66m x 2.64m) Built in wardrobe.

Bedroom 3:
10'7" x 7'8" (3.22m x 2.34m) Built in wardrobe.

Bedroom 4:
10'11" x 10'5" (3.33m x 3.18m)

Bathroom:
Suite comprising P- shaped bath with adjacent glazed screen and separate shower unit over, wash basin, WC, tiled walls.

OUTSIDE

Front:
To the front of the property is a double width driveway affording off street parking leading to the double garage, adjacent lawn area, side path and gate to rear garden.

Rear:
The rear garden measures approximately 58 ft x 55 ft and enjoys a pleasant south westerly aspect. Adjoining the house is a paved patio leading onto a lawned area surrounded by well stocked borders and enclosed by fencing. To the side of the house is a further good sized area of garden measuring approximately 47 ft, laid mainly to lawn and enclosed by fencing, garden shed.

Double garage:
17'5" x 16'4" (5.30m x 4.98m) Light and power

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980's

Approximate Area:
1779 sq ft / 165.1 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Hiltingbury Infant School / Hiltingbury Junior School

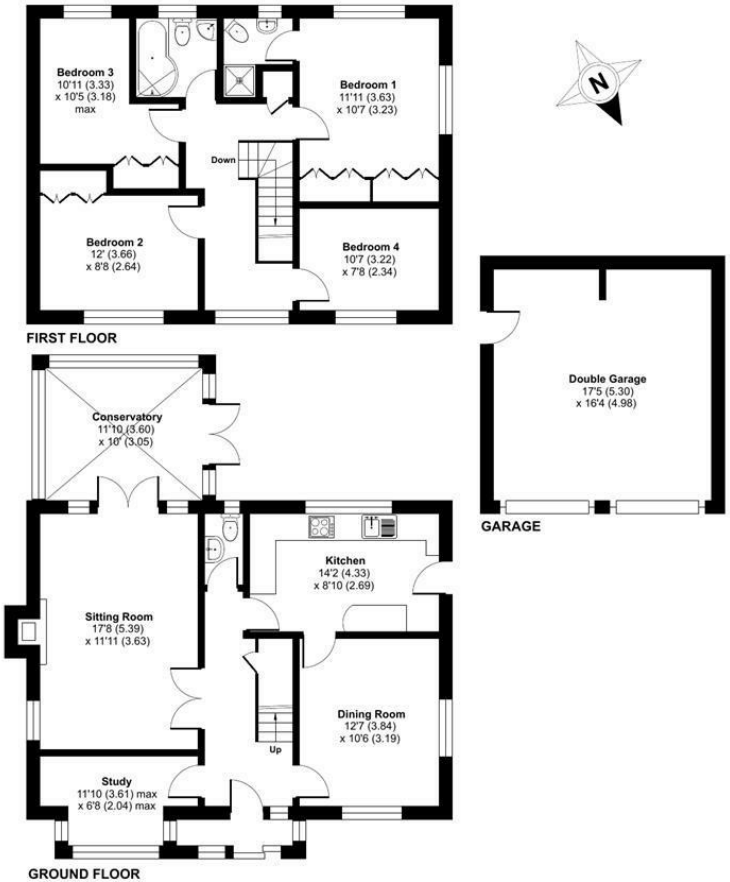
Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

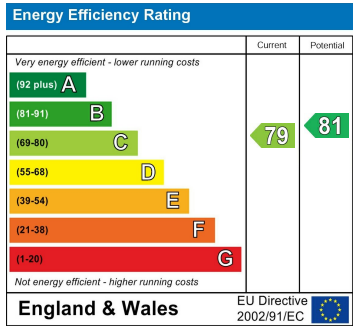
Council Tax:
Band F

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 = 839 sq ft / 77.9 sq m
First Floor = 656 sq ft / 60.9 sq m
Garage = 284 sq ft / 26.3 sq m
Total = 1779 sq ft / 165.1 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 2026. Produced for Sparks Ellison. REF: 1418151



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