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

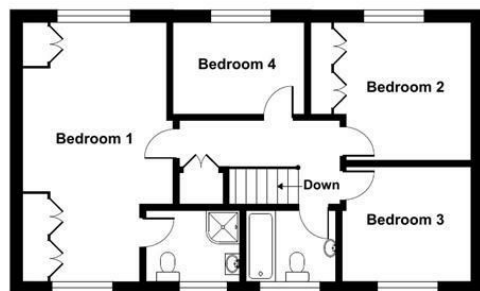
OIEO £700,000

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.

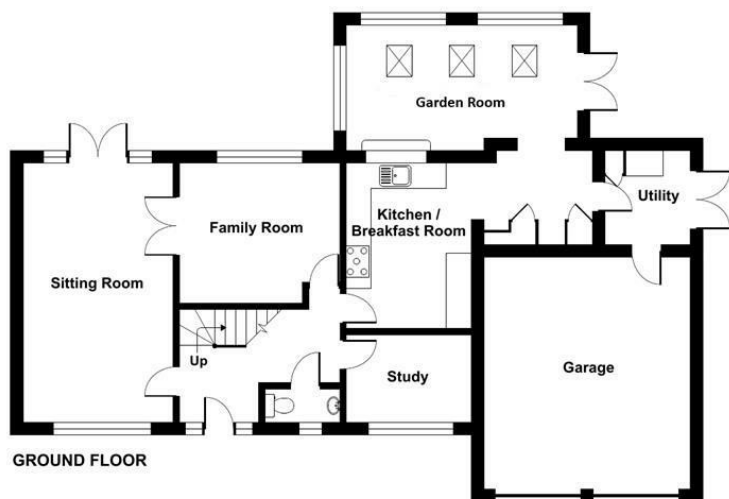
ACCOMMODATION	
Ground Floor	Bathroom:
Open Porch: Front door to reception hall.	8' x 5'7" (2.44m x 1.70m) Modern white suite comprising bath with mixer tap, separate shower unit over, wash basin, wc.
Reception Hall: Stairs to first floor.	OUTSIDE
Cloakroom: Modern white suite comprising wash basin, wc, tiled floor.	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.
Sitting Room: 20'5" x 12' (6.22m x 3.66m) Contemporary style electric fire, double doors 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.
Family Room: 13' x 11" (3.96m x 3.35m)	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.
Study: 10' x 7' (3.05m x 2.13m)	Double Garage: 18'4" x 16' (5.59m x 4.88m) Two up and over doors, light and power.
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.	OTHER INFORMATION
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.	Tenure: Freehold
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.	Approximate Age: 1980's
Garden Room: 18'7" x 9'10" (5.66m x 3.00m) Triple aspect windows and double doors to rear garden, tiled floor.	Approximate Area: 2112sqft/196.2sqm
First Floor	Sellers Position: No forward chain
Landing: Hatch to loft space, double airing cupboard.	Heating: Gas central heating
Bedroom 1: 20'1" x 11'6" (6.12m x 3.51m) Dual aspect windows.	Windows: UPVC double glazed 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.	Loft Space: Partially boarded with light connected
Bedroom 2: 11' x 10'9" (3.35m x 3.28m) Measurement up to range of fitted wardrobes.	Infant/Junior School: St Francis Primary School
Bedroom 3: 10'3" x 9' (3.12m x 2.74m)	Secondary School: Toynbee Secondary School
Bedroom 4: 10'5" x 7'5" (3.18m x 2.26m)	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

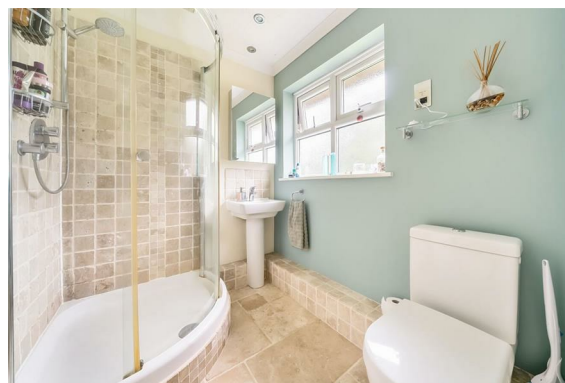


FIRST FLOOR



GROUND FLOOR

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



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	

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