



sparks ellison

15 Kingsway, Chandler's Ford, SO53 2FG

£750,000

Situated within a highly regarded and convenient position in the heart of Chandler's Ford, this substantial five bedroom detached residence on Kingsway offers well balanced and versatile accommodation ideally suited to modern family living. The property provides three well proportioned reception rooms, affording flexibility for formal entertaining, relaxed family space or home working, complemented by a bright conservatory which enjoys a pleasant outlook and excellent levels of natural light. The bedroom accommodation is particularly generous, with two rooms benefitting from en-suite facilities, in addition to a family bathroom, creating a practical and comfortable arrangement for growing families. Externally, the property offers off road parking along with a garage and is well placed for access to a wide range of local amenities, reputable schooling and communication links. The property is also offered for sale with no forward chain.

ACCOMMODATION:

Ground Floor

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom

Comprising wash hand basin, WC.

Kitchen:

11'4" x 10'6" (3.45m x 3.19m) Built in double oven, built in microwave, built in gas hob, fitted extractor hood, integrated dishwasher, integrated washing machine, integrated fridge freezer, tiled floor.

Study:

7'7" x 7'0" (2.30m x 2.13m)

Dining Room:

11'4" x 10'7" (3.45m x 3.23m)

Sitting Room:

17'0" x 16'8" (5.17m x 5.09m) Fireplace surround and hearth with inset coal effect gas fire.

Conservatory:

16'1" x 9'1" (4.91m x 2.76m) Tiled floor.

First Floor

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

16'4" x 10'2" (4.99m x 3.10m) Built in double wardrobe, two further built in wardrobes.

En Suite:

Comprising shower in cubicle, wash hand basin, WC, tiled walls, tiled floor.

Bedroom 2:

13'8" into bay x 9'9" (4.17m into bay x 2.96m) Built in triple wardrobe.

En Suite:

Comprising shower in cubicle, wash hand basin, WC, tiled walls, tiled floor.

Bedroom 3:

15'7" x 10'1" (4.75m x 3.07m) Built in triple wardrobe.

Bedroom 4:

16'6" x 9'6" (5.03m x 2.90m) Built in triple wardrobe.

Bedroom 5:

11'11" x 7'4" (3.63m x 2.23m)

Bathroom:

Comprising bath, wash hand basin, WC, tiled walls, tiled floor.

OUTSIDE:

Front:

Area laid to lawn, planted bed, side access to rear garden, block paved driveway providing off road parking, outside tap.

Rear Garden:

Measures approximately 84' max x 33' max and comprises a paved patio area, an area laid to lawn, steps leading to a further area laid to lawn, planted beds, and mature bushes.

Garage:

20'3" x 10' with electric roller door, power and light, wall mounted boiler.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2007

Approximate Area:

2140 sq ft / 198.6 sq m

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC Double glazing

Loft Space:

Partially boarded with a connected ladder and connected light

Infant/Junior School:

Chandler's Ford Infant School / Merdon Junior School

Secondary School:

The Toynbee School

Local Council:

Eastleigh Borough Council - 02380 688000

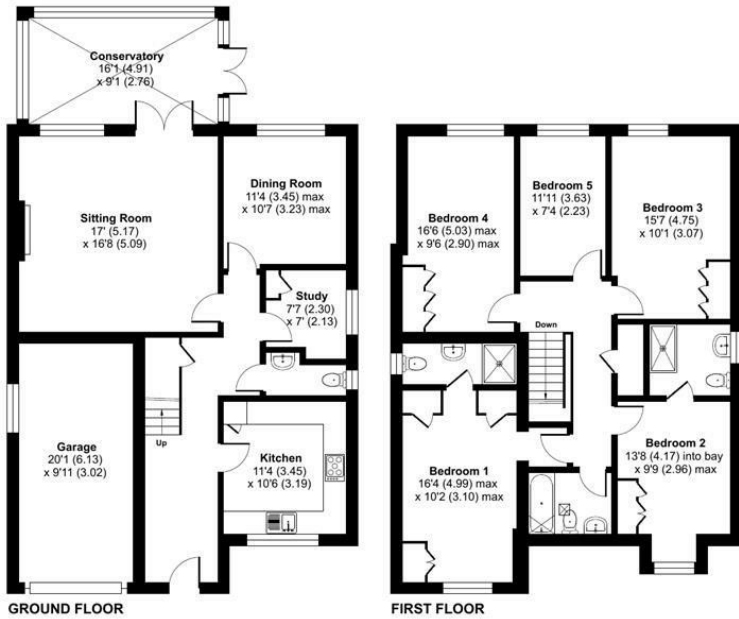
Council Tax:

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 = 950 sq ft / 88.2 sq m
 First Floor = 992 sq ft / 92.1 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 2140 sq ft / 198.6 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). © ritchcom 2026. Produced for Sparks Ellison. REF: 1419833

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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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