



sparks ellison

# 12 Westwood Gardens, Chandler's Ford, SO53 1FN

£595,000

Located in the quiet cul-de-sac of Westwood Gardens, Hiltingbury in the heart of Chandler's Ford this immaculately presented detached house offers a perfect blend of comfort and convenience. Built in 1966, the property has been thoughtfully extended to provide a versatile living space, featuring two spacious reception rooms alongside a third that can serve as a work-from-home area or an additional family room. The home boasts four well-proportioned bedrooms, all with built-in wardrobes, making it ideal for families or those seeking extra space. The bathroom is well-appointed, ensuring that the needs of the household are met with ease. One of the standout features of this property is the stunning garden, which enjoys a westerly aspect and measures approximately 82' x 72'. This outdoor space is perfect for relaxation and entertaining. The property includes a driveway that accommodates two cars, along with a garage for additional storage. The location is particularly advantageous, being within walking distance to the picturesque Hiltingbury Lakes and the vibrant centre of Chandler's Ford. Families will appreciate the proximity to local schools, including the highly regarded Thornden School. Furthermore, excellent transport links are available, with bus services to Winchester and Southampton, as well as convenient access to junction 12 of the M3. This delightful home presents an exceptional opportunity for those seeking a peaceful yet accessible lifestyle in a sought-after area.

## ACCOMMODATION

### Ground Floor

#### Reception hall:

Stairs to first floor with cupboard under.

#### Cloakroom:

Wash basin, WC.

#### Sitting room:

20'5" x 12'4" (6.23m x 3.77m)

#### Dining room:

12'4" x 9'0" (3.77m x 2.75m) Patio doors to rear garden.

#### Family room:

16'4" x 10'7" (4.97m x 3.23m) Patio doors to rear garden.

#### Kitchen:

15'0" x 8'10" (4.58m x 2.69m) A refitted range of units, space and plumbing for appliances, extractor hood for oven, tiled floor, door to outside lobby.

### First floor

#### Landing:

Hatch to loft space, airing cupboard, storage cupboard.

#### Bedroom 1:

13'5" x 9'10" (4.09m x 2.99m) Built in wardrobe.

#### Bedroom 2:

12'4" x 8'11" (3.75m x 2.73m) Built in wardrobe.

#### Bedroom 3:

10'11" x 9'0" (3.33m x 2.75m) Built in wardrobe.

#### Bedroom 4:

8'11" x 8'9" (2.73m x 2.67m) Built in wardrobe.

#### Bathroom:

Suite comprising bath with shower unit over, wash basin, WC, tiled walls.

## OUTSIDE

### Front:

To the front of the property is a landscaped area providing gravel and planted areas and side access to rear garden. A double width driveway affording off street parking leading to the garage.

### Rear:

The rear garden represents a particularly outstanding feature of the property enjoying a delightful westerly aspect and measuring approximately 82 ft by 72 ft. Adjoining the property is a good sized decked area

perfect for outside entertaining, leading onto a large area of lawn interspersed and surrounded with mature planting and enclosed by hedging and fencing. Two garden sheds, composting area. The garden extends to the side of the property with a further decked area.

### Garage:

16'7" x 8'6" (5.05m x 2.59m) Electric roller door, lights and power. To the side of the garage is a covered area providing further storage space.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1966

### Approximate Area:

1578 sq ft / 146.4 sq m

### Sellers Position:

Looking for a forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially boarded with ladder connected.

### Infant/Junior School:

Chandler's Ford Infant School / Merton Junior School

### Secondary School:

Thornden School

### Local Council:

Eastleigh Borough Council - 02380 688000

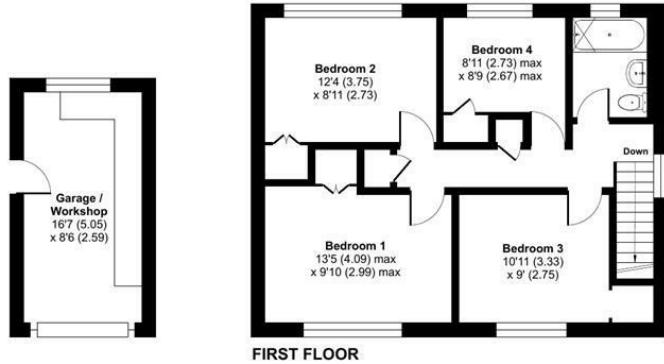
### Council Tax:

Band E

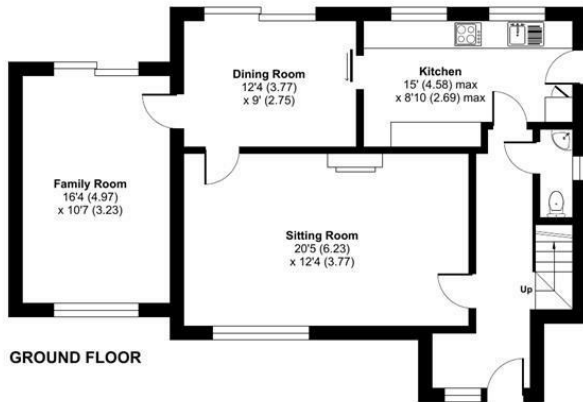
### Agents Note:

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 = 827 sq ft / 76.8 sq m  
 First Floor = 610 sq ft / 56.6 sq m  
 Garage = 141 sq ft / 13 sq m  
 Total = 1578 sq ft / 146.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Sparks Ellison. REF: 1436467

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