



sparks ellison

6 The Deanery, Chandler's Ford, SO53 1TL

£485,000

Located in the desirable area of North Millers Dale, Chandler's Ford, this three bedroom link-detached house offers a great balance of space and practicality. The property benefits from a generous driveway providing ample parking, along with a large, private rear garden ideal for families and outdoor use. The ground floor features a spacious entrance hall, dining room, kitchen, and integral garage. The sitting room has been refurbished to a high standard and leads through to a conservatory overlooking the garden. Upstairs, there are three well proportioned bedrooms and a family bathroom, offering a functional layout suited to family living. The property falls within the sought after Thornden School & Hiltingbury School catchment and is conveniently located close to local amenities and woodland walks such as Hocombe Mead and Flexford nature reserve. Overall, a well-presented home in a popular location, offering good space both inside and out.

ACCOMMODATION

Ground Floor

Entrance hall:

Understair cupboard and stairs to first floor

Cloakroom:

WC and wash basin.

Sitting room:

19'1" x 10'11" (5.81m x 3.32m) Recently refurbished with doors into conservatory.

Conservatory:

10'7" x 9'0" (3.23m x 2.74m)

Kitchen:

16'2" x 9'8" (4.92m x 2.95m)

Dining room:

16'2" x 8'0" (4.92m x 2.44m) Access to garage.

First floor

Landing:

Access to loft space and airing cupboard.

Bedroom 1:

11'0" x 9'9" (3.35m x 2.97m) Built-in wardrobes.

Bedroom 2:

10'1" x 9'9" (3.07m x 2.97m)

Bedroom 3:

10'11" x 6'10" (3.33m x 2.09m)

Bathroom:

Suite comprising bath with shower over, WC and wash basin.

OUTSIDE

Front:

Driveway parking, lawn area boarded by shrubs and past the front door.

Rear garden:

Approximately 60ftx40ft, Westerly facing Patio area and large lawn area.

Garage:

17'0" x 8'7" (5.17m x 2.62m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980

Approximate Area:

1353 sq ft / 125.5 sq m

Sellers Position:

Looking for a forward purchase

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

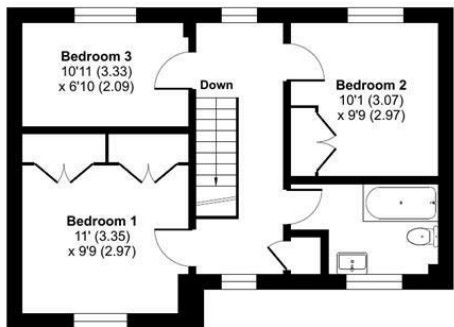
Council Tax:

Band D

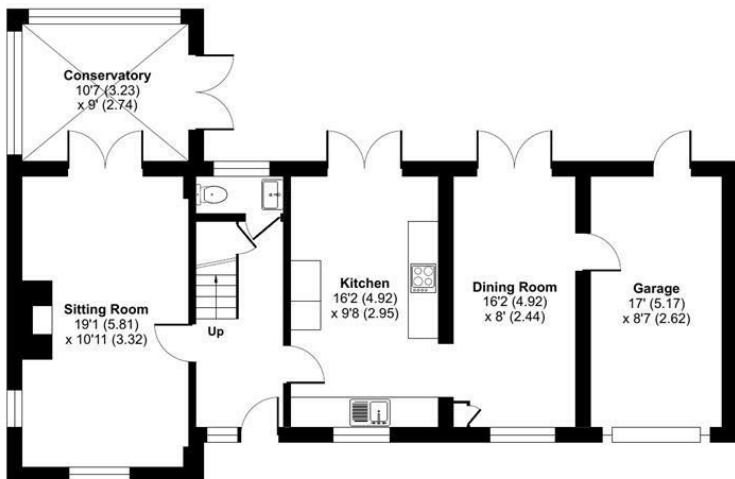
Agents Note:

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.

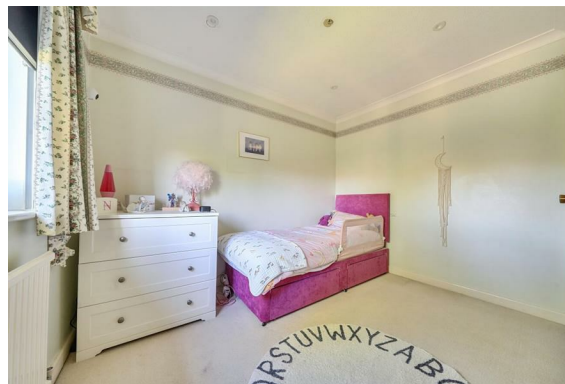
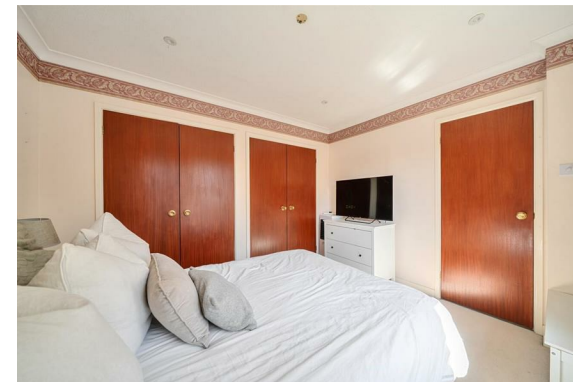
Ground Floor = 734 sq ft / 68.1 sq m
 First Floor = 477 sq ft / 44.3 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 1353 sq ft / 125.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(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). © ritchicom 2026. Produced for Sparks Ellison. REF: 1441576

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