



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:

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

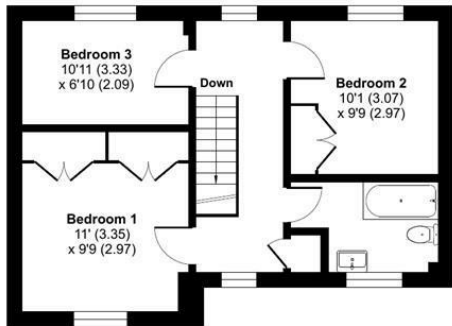
### Council Tax:

Band D

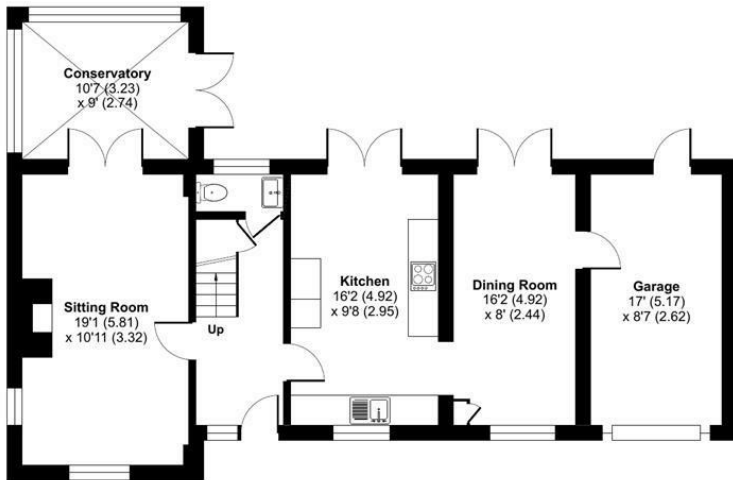
### Agents Note:

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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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



