



sparky ellison



# 9 Ashbridge Rise, Chandler's Ford, SO53 1SA

£650,000

Welcome to this wonderful detached home on Ashbridge Rise, situated in the highly sought-after North Millers Dale area of Chandler's Ford. Built in 1980, this attractive property offers four well proportioned bedrooms, making it an ideal family home. Approached via a substantial brick paved driveway, the property provides ample off road parking alongside a double garage, offering excellent practicality and storage. The rear garden has been beautifully landscaped and provides a private and peaceful setting, perfect for both relaxation and entertaining. Internally, the accommodation is well balanced and thoughtfully arranged. There is a comfortable sitting room, a separate dining room, and a well-appointed kitchen that opens into a pleasant breakfast room, creating a warm and sociable flow to the ground floor. The property is located within the highly regarded Thornden School catchment area, making it particularly attractive for families. In addition, Flexford Nature Reserve is nearby, offering lovely walks and open green space to enjoy the outdoors. A fantastic opportunity to acquire a well presented family home in a desirable and established residential location.

ACCOMMODATION

Ground Floor

**Entrance hall:**  
Stairs to first floor and understair cupboard.

**Shower room:**  
Suite comprising WC and shower cubicle.

**Sitting room:**  
15'11" x 12'4" (4.84m x 3.77m) Electric fireplace.

**Dining room:**  
11'5" x 10'6" (3.49m x 3.20m)

**Kitchen:**  
10'4" x 9'10" (3.16m x 2.99m) Range of units comprising induction hob, electric oven, dishwasher, fridge/freezer and Stone sink.

**Breakfast room:**  
9'4" x 8'0" (2.85m x 2.44m) Door to rear garden and integral access to garage. Built-in utility space.

First Floor

**Bedroom 1:**  
13'5" x 9'9" (4.08mx 2.97m ) Built in wardrobe.

**Bedroom 2:**  
11'9" x 10'6" (3.58m x 3.19m)

**Bedroom 3:**  
10'8" x 7'2" (3.26m x 2.19m) Built in wardrobe.

**Bedroom 4:**  
10'9" x 7'1" (3.27mx 2.15m)

Bathroom:

OUTSIDE

**Front:**  
Brick paved driveway, lawn space bordered by shrubs/hedging.

**Rear:**  
Beautifully presented and well looked after garden space with lawn area, patio area and further garden space to the side of the property.

**Double Garage:**  
17'11" x 17'6" (5.46m x 5.34m)

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1980

**Approximate Area:**  
1650 sq ft / 148.9 sq m

**Sellers Position:**  
Looking for a forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded with connected ladder and light.

**Infant/Junior School:**  
Hiltingbury Infant School / Hiltingbury Junior School

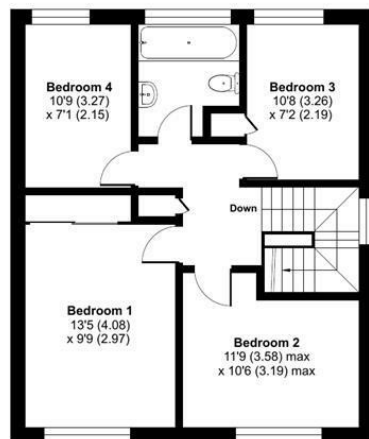
**Secondary School:**  
Thornden School

**Local Council:**  
Eastleigh Borough Council - 02380 688000

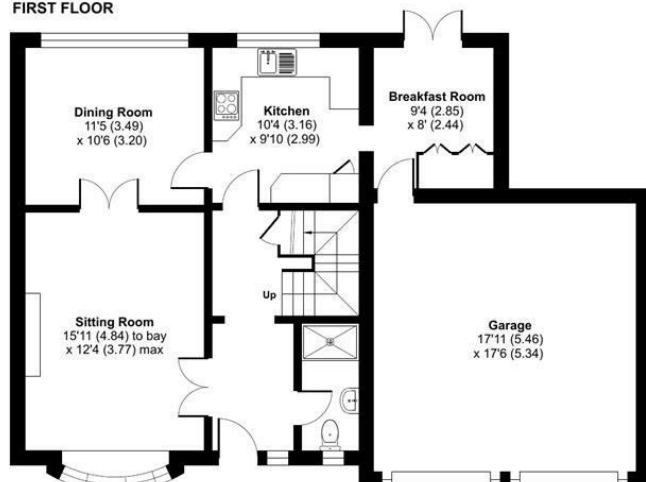
**Council Tax:**  
Band E

**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 = 693 sq ft / 64.3 sq m  
 First Floor = 598 sq ft / 55.5 sq m  
 Garage = 314 sq ft / 29.1 sq m  
 Total = 1605 sq ft / 148.9 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1453055



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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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.



