se
est.2003
sparks ellison

77 Hut Farm Place, Chandler's Ford, SO53 3LQ £325,000

Located in the desirable area of Hut Farm Place, Chandler's Ford, this immaculate terraced house presents an exceptional opportunity for both families and professionals alike. With three well-proportioned bedrooms, including a main bedroom that boasts its own en-suite shower room, this property offers both comfort and convenience. The sitting room is a welcoming space, featuring doors that open directly onto the rear garden, allowing for a seamless flow between indoor and outdoor living. The garden, with its southerly aspect, is perfect for enjoying sunny afternoons and is an ideal spot for entertaining or simply relaxing in a tranquil setting. The property also includes a modern fitted bathroom and a handy downstairs cloakroom, enhancing the practicality of the home. Off-street parking for two cars adds to the convenience, making this property a rare find in such a sought-after location. Situated conveniently for local shops, bus routes, and places of work, this home is perfectly positioned to meet the needs of modern living. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a comfortable base for your professional life, this property is sure to impress. Do not miss the chance to make this delightful house your new home.

ACCOMMODATION

Reception hall:
Storage cupboard.

Sitting room:
15'5" x 15'0" (4.69m x 4.57m) Storage cupboard, double doors to rear garden.

Kitchen:
11'9" x 7'7" (3.59m x 2.31m) Range of modern gloss units, electric oven, electric hob with extractor over, space and plumbing for appliances, boiler.

Cloakroom:
Suite comprising wash basin, WC.

First Floor

Landing:
Hatch to loft space, storage cupboard.

Bedroom 1:
12'3" x 8'4" (3.74m x 2.54m) Fitted wardrobe.

En-suite:
Suite comprising shower cubicle, wash basin, WC, tiled floor.

Bedroom 2:
9'11" x 8'6" (3.03m x 2.59m) Built in wardrobe.

Bedroom 3:
8'8" x 6'4" (2.65m x 1.93m)

Bathroom:
Suite comprising bath with mixer tap and shower attachment, wash basin, WC, tiled floor.

OUTSIDE

Rear garden:
The rear garden affords a delightful southerly aspect measuring approximately 36 ft x 16 ft. Adjoining the property is a patio, enclosed by fencing, rear gate providing pedestrian access to parking spaces.

Parking:
Two allocated off street parking spaces.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2009

Approximate Area:
857 sq ft / 79.5 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Fryern Infant School / Fryern Junior School

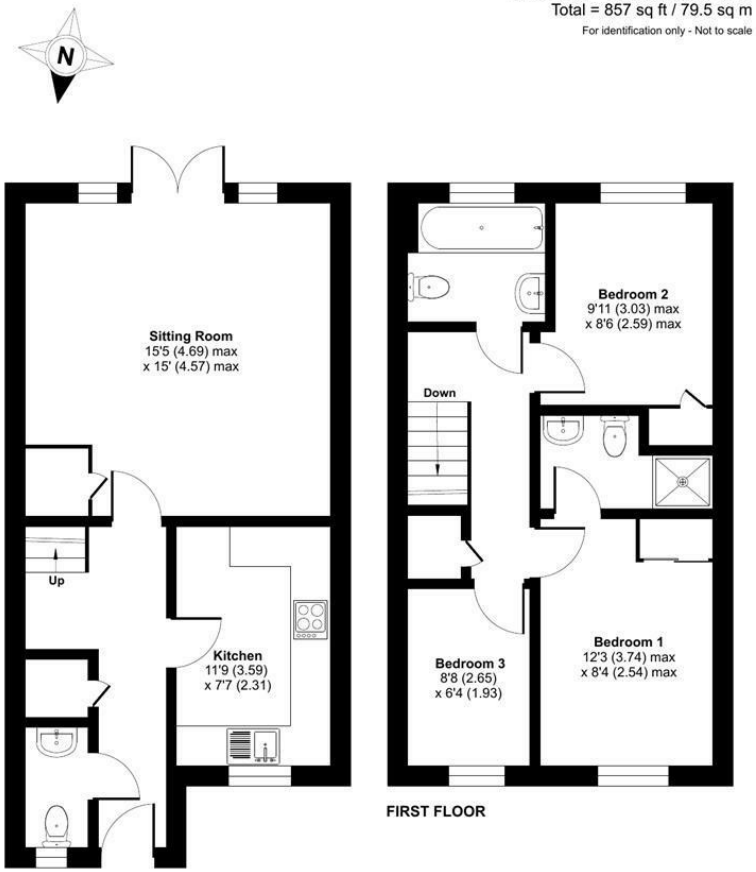
Secondary School:
The Toynbee School

Local Council:
Eastleigh Borough Council - 02380 688000

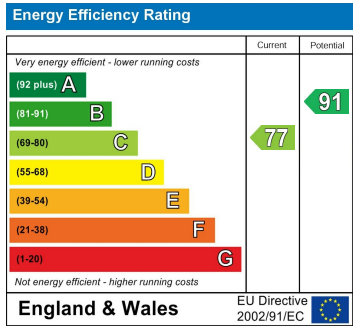
Council Tax:
Band C

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 = 442 sq ft / 41 sq m
First Floor = 415 sq ft / 38.5 sq m
Total = 857 sq ft / 79.5 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). ©nichecom 2026. Produced for Sparks Ellison. REF: 1459798



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.