



sparks ellison

23 Catmint Close, Chandler's Ford, SO53 4NT

£435,000

Located in the quiet cul-de-sac of Catmint Close, this elegant detached townhouse in the heart of Knightwood Park offers a perfect blend of space, comfort and convenience. Surrounded by lush woodland, this property provides a serene retreat while being conveniently located near local amenities, including the highly regarded Knightwood School and a leisure centre, as well as picturesque parks and woodland walks. The home boasts three generously sized double bedrooms, each equipped with fitted wardrobes, ensuring ample storage space. The main bedroom features an en-suite bathroom, providing a private sanctuary for relaxation. In addition, there is a well appointed family bathroom, catering to the needs of the household. The heart of the home is the refitted kitchen/dining room, which is designed for both functionality and style, making it an ideal space for family meals and entertaining guests. Adjacent to this, a spacious conservatory invites natural light and offers a delightful area to unwind while enjoying views of the surrounding greenery. Outside, the property benefits from a double width driveway and a storage room, providing convenient parking options and a 60ft rear garden. The spacious accommodation throughout ensures that this home is perfect for families or those seeking extra room to breathe. In summary, this charming townhouse in Knightwood Park is a rare find, combining modern living with the beauty of nature right at your doorstep. It is an ideal choice for anyone looking to settle in a peaceful yet accessible location.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor, door to garage.

Cloakroom:

Suite comprising wash basin, WC.

Kitchen/Dining Room:

16'10" x 13'11" (5.12m x 4.25m) The kitchen area has been refitted with a comprehensive range of cream gloss units with granite worktops over incorporating a breakfast bar, electric oven, microwave/oven, integrated fridge freezer and dishwasher, cupboard housing boiler, gas hob with extractor hood over, tiled floor throughout, space for table and chairs and sofa.

Conservatory:

14'6" x 10'5" (4.42m x 3.17m) Tiled floor, glass roof, radiator, double doors to rear garden.

First Floor

Landing:

Stairs to second floor, built in airing cupboard.

Sitting Room:

16'10" x 10'10" (5.13m x 3.30m) Overlooking the rear garden and woodland.

Bedroom 1:

14'9" x 9'10" (4.49m x 2.99m) Fitted wardrobes.

En-Suite:

Suite comprising double width shower cubicle, wash basin, WC.

Second Floor:

Hatch to loft space.

Bedroom 2:

14'7" x 10'10" (4.44m x 3.30m) Fitted wardrobes, overlooking rear garden and woodland.

Bedroom 3:

14'9" x 9'11" (4.50m x 3.01m) Fitted wardrobes.

Bathroom:

Suite comprising bath with shower attachment, wash basin with cupboard under, WC.

OUTSIDE

Front:

To the front of the property is a double width, block paved driveway affording off street parking.

Rear Garden:

Approximately 60' x 17' with a delightful backdrop being the Woodlands to the rear. Paved patio leading onto an area of lawn which steps up to a timber deck to the rear.

Storage:

12'10" x 9'9" (3.90m x 2.98m) Lighting, power, space and plumbing for washing machine.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2000

Approximate Area:

1519 sq ft / 140.9 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light and connected ladder

Infant/Junior School:

Knightwood Primary School / St Francis C of E Primary School

Secondary School:

Thornden School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

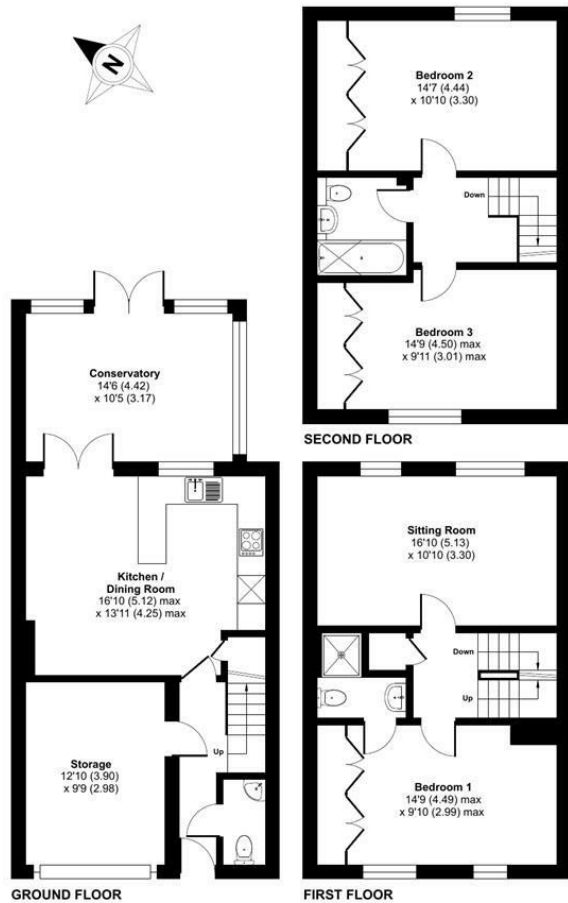
Band D

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 = 480 sq ft / 44.5 sq m
 First Floor = 457 sq ft / 42.4 sq m
 Second Floor = 457 sq ft / 42.4 sq m
 Storage = 125 sq ft / 11.6 sq m
 Total = 1519 sq ft / 140.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(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: 1469994

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.



