



sparky ellison

5 Guildford Drive, Chandler's Ford, SO53 3PR

£800,000

A magnificent 5 bedroom detached family home presented to an exceptionally high standard throughout and located in a highly desirable road within Valley park. In recent years the property has been subject to some excellent modifications by the current sellers to include a stunning re-fitted kitchen/breakfast room open plan to a dining area. In addition to this on the ground floor is a sitting room with feature contemporary fireplace and stone wall together with a study and family room ideal for a home office environment. On the first floor are 5 bedrooms served by modern fitted en-suite and family bathroom. Many of the rooms benefit from air conditioning and, outside the rear garden is L shaped and wraps around the property to provide a garden measuring approximately 87' x 62'. Valley Park provides an excellent range of amenities to include schooling and affords easy access to the M3/M27 and main line railway stations. Winchester, Southampton and Eastleigh are within easy reach offering additional shopping, dining and entertainment options.

ACCOMMODATION

Ground Floor

Reception Hall:

A welcoming entrance leading to all principal rooms, stairs to first floor with cupboard under.

Cloakroom:

White suite with chrome fitments comprising wash basin, wc, tiled floor.

Sitting Room:

18'10" x 11'9" (5.74m x 3.58m) Feature contemporary fireplace with gas fire and tv recess above, feature stone walls to either side, patio doors to conservatory.

Kitchen/Breakfast Room:

18'8" x 11'6" extending to 14'3" (5.69m x 3.51m x 14'3") The heart of the home is the stunning kitchen which has been beautifully re-fitted with a comprehensive range of grey gloss units and granite worktops. 9'6" (2.90m) island unit incorporating electric induction hob and extractor hood over together with breakfast bar seating, built in electric oven and combination microwave/oven with warming drawer under, integrated fridge/freezer and dishwasher, LED lighting, Double doors leading to Utility Area, with plumbing for washing machine, further cupboards, sink unit and extractor fan, air conditioning, cupboard housing boiler, sliding doors with integrated blinds to rear garden, open plan to dining room.

Dining Room:

12'7" x 10'3" (3.84m x 3.12m) Air-conditioning, double glazed doors with integrated blinds to rear garden.

Study:

10'9" x 7'2" (3.28m x 2.18m) Air-conditioning, door to outside.

Family Room:

17'6" x 7'6" (5.33m x 2.29m) Air-conditioning, door to outside.

Conservatory:

12' x 11'4" (3.66m x 3.45m) Air-conditioning, doors to rear garden.

First Floor

Landing:

Hatch to loft space, airing cupboard with pressurised Mega-Flow cylinder.

Bedroom 1:

12' x 11'2" (3.66m x 3.40m) Air-conditioning.

Dressing Room:

7'9" x 6'5" (2.36m x 1.96m) Measurement up to fitted wardrobes, dressing table.

En-Suite:

7'2" x 7' (2.18m x 2.13m) Modern white suite with chrome fitments comprising bath with mixer tap and separate shower unit over and glazed screen, wash basin, wc, tiled walls and floor.

Bedroom 2:

12'2" x 10'4" (3.71m x 3.15m) Air-conditioning

Bedroom 3:

12'1" x 8'2" (3.68m x 2.49) Air-conditioning

Bedroom 4:

10'9" x 7'6" (3.28m x 2.29m) Air-conditioning.

Bedroom 5:

9'6" x 8' (2.90m x 2.44m)

Bathroom:

8'10" x 7'4" (2.69m x 2.24m) Modern white suite with chrome fitments comprising spa bath, separate corner shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled floor.

OUTSIDE

Front:

To the front of the property is a generous drive providing off street parking and side access to rear.

Rear Garden:

Approximately 70' x 44' plus an additional 48' x 30' to the side representing a wrap around L shaped garden which has been landscaped with mature planting and good sized patio ideal for outdoor entertaining. Water feature, garden shed.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

1980

Approximate Area:

206.6sqm/2224sqft including garage

Sellers Position:

Looking for forward purchase (Possibility of no forward chain)

Heating:

Gas central heating from Worcester condensing boiler installed in 2021.

Windows:

UPVC double glazing

Loft Space:

Partially boarded

Infant/Junior School:

St Francis C of E Primary School

Secondary School:

Toynbee Secondary School

Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

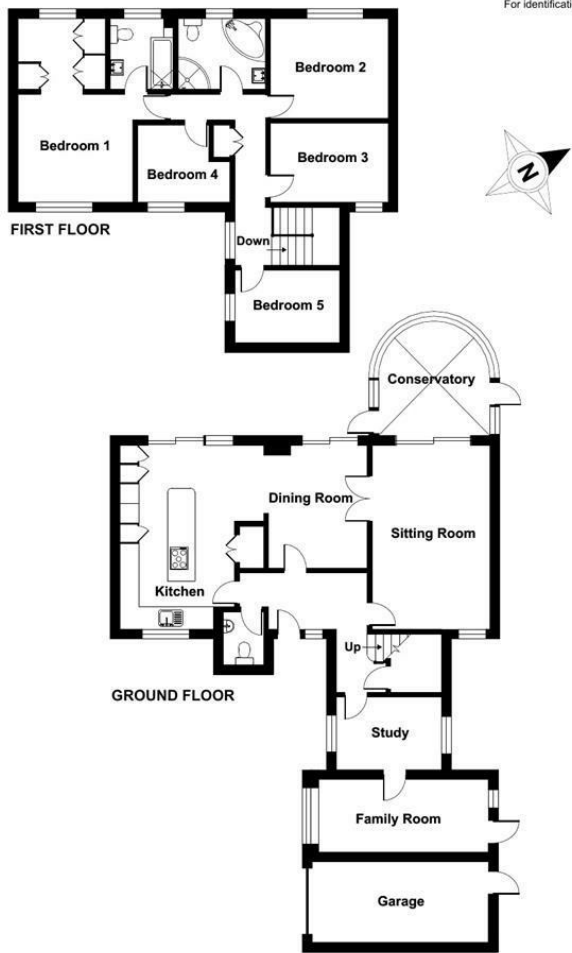
Band G - £3187.74 22/23

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 = 1191 sq ft / 110.6 sq m
 First Floor = 882 sq ft / 18.9 sq m
 Garage = 151 sq ft / 14.3 sq m
 Total = 2224 sq ft / 206.6 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		
(55-68) D		
(39-54) E	60	72
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Sparks Ellison. REF: 626231

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