



sparks ellison

# 6 Tomkyns Close, Chandler's Ford, SO53 4HL

£400,000

This stunning three bedroom detached home is situated in the sought after Knightwood Park area of Chandler's Ford. The property offers a spacious kitchen/dining room, ideal for family living and entertaining, along with a separate sitting room and a conservatory overlooking the garden which is currently used as a snug area. The ground floor also benefits from a downstairs cloakroom. Upstairs are three bedrooms, including a principal bedroom with en-suite, together with a modern family bathroom. Outside, the property features a private rear garden with two patio areas, a garage, and off road parking. A large patio and pathway leads to the front entrance, adding to the home's attractive kerb appeal. Tomkyns Close is ideally located close to woodland walks, local shops, leisure facilities and well regarded schools, making it an excellent choice for families and professionals alike. This home has been thoughtfully updated throughout. Offering excellent built-in storage as well as ethernet connection to each room in the house, the current owners have maintained the property to a high standard, creating a welcoming home ready to move straight into.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

Stairs to the first floor with a built-in under-stair shoe rack.

#### Kitchen/Dining Room:

16'4" x 15'8" (4.97m x 4.77m) Open plan space. the kitchen provides a range of units comprising an integrated electric oven, gas hob with an extractor hood over and space for a washing machine, fridge/freezer, and dishwasher. Under stairs pantry also accommodating tumble dryer. Access to side entrance and rear garden.

#### Cloakroom:

Modern suite comprising WC and wash basin with cupboard under as well as fitted storage behind the mirror.

#### Sitting Room:

15'9" x 10' (4.81m x 3.04m) Doors into conservatory. Four ceiling speakers, fitted shelving.

#### Conservatory:

14'4" x 8'2" (4.38m x 2.49m) Currently used as a snug with French doors onto the rear garden. Fitted TV unit.

### First Floor

#### Bedroom 1:

12'11"max x 11'6"max (3.93m x 3.51m) Fitted wardrobes.

#### En-Suite:

Modern suite comprising shower cubicle with sliding glass screen, WC and wash basin.

#### Bedroom 2:

11'7" x 10' (3.52m x 3.06m) Large built-in wardrobe with extra fitted shelving. Access to loft space.

#### Bedroom 3:

7'1" x 6'5" (2.16m x 1.96m)

#### Family Bathroom:

Fitted in 2022 comprising bath with shower over, WC and wash basin with cupboards under.

## OUTSIDE

### Front:

Large patio space and path leading to front door, lawned area with flower bedding and built-in storage cupboard, hot water tap.

### Rear Garden:

Private patio area, side access and lawn area boarded by shrubs, second patio area at the rear of the garden. Approx. 26 ft x 22 ft.

### Garage:

Parking space next to garage.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1999

### Approximate Area:

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Partially bordered with ladder and light connected

### Infant/Junior School:

Knightwood Primary School / St Francis C of E Primary School

### Secondary School:

Thornden Secondary School

### Local Council:

Test Valley Borough Council

### Council Tax:

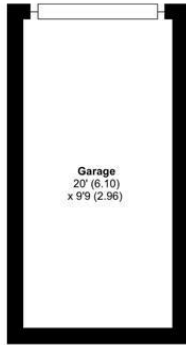
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### Agents Note:

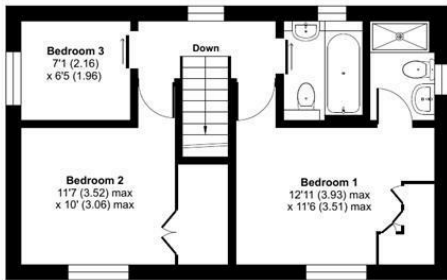
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



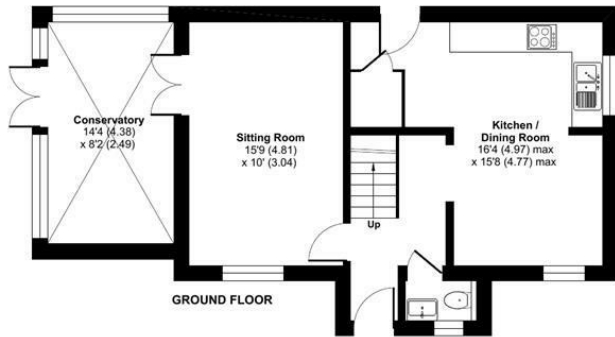
Ground Floor = 583 sq ft / 54.1 sq m  
 First Floor = 422 sq ft / 39.2 sq m  
 Garage = 194 sq ft / 18 sq m  
 Total = 1199 sq ft / 111.3 sq m  
 For identification only - Not to scale



GARAGE



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 (IPMS Residential). © rnichecom 2026. Produced for Sparks Ellison. REF: 1467552

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

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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