



sparks ellison

41 Lakewood Road, Chandler's Ford, SO53 1EU

£1,200,000

Occupying a magnificent plot of approximately half an acre on one of Hiltingbury's most prestigious roads, this exceptional detached family home combines elegant design with attractive Victorian-inspired detailing. Built in 1988 and extending to approximately 2777 sq ft, the property offers beautifully balanced accommodation, perfectly suited to modern family living.

A welcoming entrance hall leads to three spacious reception rooms, providing excellent versatility for entertaining, relaxing and home working. At the heart of the home is the kitchen/breakfast room, complete with bi-fold doors opening onto the beautiful rear garden, creating a wonderful space for everyday family life and summer entertaining. A separate utility room and cloakroom add further practicality.

The first floor offers six generous bedrooms, including an impressive principal suite with an en-suite shower room, together with a well-appointed, contemporary family bathroom. A substantial loft provides exciting potential for conversion (subject to the necessary consents), offering scope to create further living accommodation if required.

The beautifully established gardens are a particular feature of the property, providing an idyllic setting for children to play, outdoor entertaining and peaceful relaxation, while the generous driveway and double garage offer excellent parking and storage.

Offered for sale with no forward chain, this is a rare opportunity to acquire a substantial family home in one of Chandler's Ford's most desirable locations. Lakewood Road is renowned for its individual homes, generous plots and peaceful setting, whilst being within easy reach of Hiltingbury's excellent schools, local amenities, woodland walks and transport links, making it an outstanding place to raise a family.

ACCOMMODATION

Ground Floor

Open Porch:
Front door to

Reception Hall:
An inviting and generous space with access to all rooms and stairs to first floor.

Cloakroom:
Refitted suite comprising wash basin, WC.

Sitting Room:
22'0" x 14'2" (6.72m x 4.31m) Log burner set within brick chimney breast, bifold doors to rear garden, bay window.

Dining Room:
15'2" into bay x 11'5" (4.63m into bay x 3.49m) Bay window.

Study:
10'0" x 9'1" (3.04m x 2.78m)

Kitchen/Breakfast Room:
19'10" x 10'3" (6.05m x 3.13m) A comprehensive range of units incorporating Miele electric double oven, Miele induction hob with extractor hood over, Miele dishwasher, fridge, Quooker tap for boiling and filtered water, waste disposal unit, tiled floor, space for table and chairs, bifold doors to rear garden.

Utility Room:
10'8" x 7'5" (3.25m x 2.26m) Range of units, space and plumbing for washing machine, tiled floor, under stairs storage cupboard, door to outside with covered walkway to garage.

First Floor

Landing:
Hatch and ladder to loft space.

Bedroom 1:
20'1" x 12'1" (6.13m x 3.69m) Dual aspect windows.

Dressing Room:
Fitted wardrobes.

En-suite Shower Room:
A refitted modern suite comprising shower cubicle, wash basin with drawer unit under, WC, tiled walls and floor.

Bedroom 2:
17'9" x 12'6" (5.41m x 3.81m)

Bedroom 3:
11'6" x 11'0" (3.51m x 3.35m) Built in wardrobe.

Bedroom 4:
14'1" x 8'2" (4.30m x 2.48m) Built in wardrobe.

Bedroom 5:
12'6" x 9'1" (3.81m x 2.78m)

Bedroom 6:
10'8" x 5'11" (3.26m x 1.80m) Built in wardrobe

Bathroom:
Refitted suite comprising freestanding bath with mixer taps, separate corner shower cubicle, wash basin, WC, tiled walls.

OUTSIDE

The property occupies a delightful plot of approximate 0.5 of an acre, representing a truly magnificent feature of the property.

Front:

To the front of the property is a gravel driveway providing parking for several vehicles with adjacent well established planted area and path meandering through, side gate and access to rear garden.

Rear Garden:

The rear garden is a true delight measuring approximately 193 ft enjoying a pleasant westerly aspect. Adjoining the house is a patio leading onto large lawned areas interspersed and surrounded by well stocked established borders and enclosed by mature hedging and fencing.

Double Garage:

17'9" x 17'6" (5.42m x 5.34m) Two electric doors, light and power, boiler, EV car charging point to the side.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1988

Approximate Area:

3233 sq ft / 300.1 sq m (including garage and loft space)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

Wooden & Aluminium double glazed

Loft Space:

Fully boarded with connected light and ladder. 34'5" x 13'3" (10.48m x 4.04m) (Subject to normal consents, could be converted to additional accommodation)

Infant/Junior School:

Chandler's Ford Infant School / Merton Junior School

Secondary School:

Thornden School

Local Council:

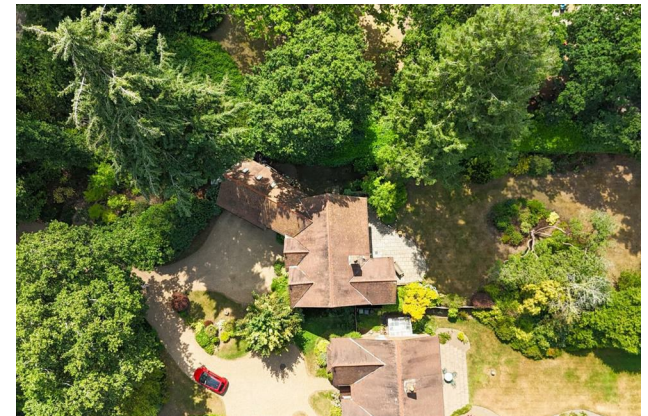
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Council Tax:

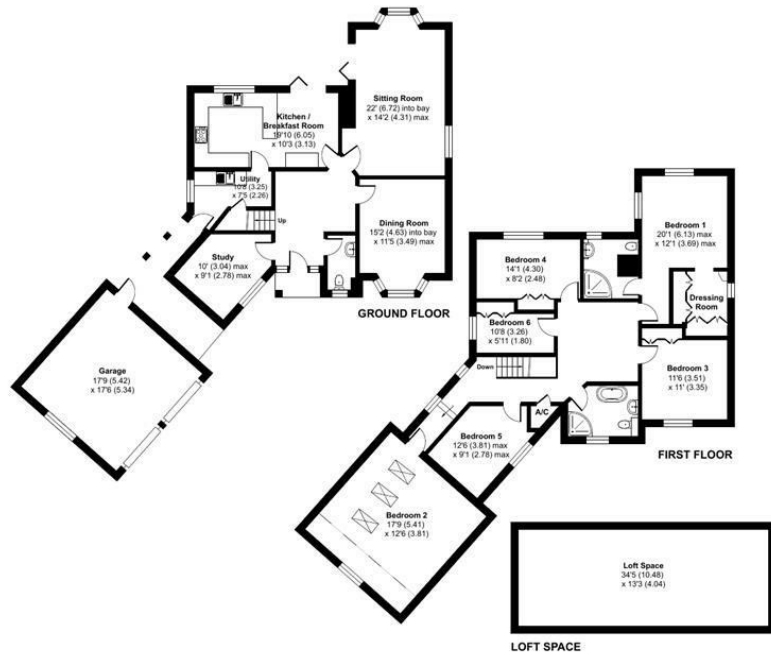
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Agents Note:

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 = 1023 sq ft / 95 sq m
 First Floor = 1441 sq ft / 133.8 sq m
 Loft Space = 456 sq ft / 42.3 sq m
 Garage = 313 sq ft / 29 sq m
 Total = 3233 sq ft / 300.1 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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