



sparks ellison

23 Meadow Grove, Chandler's Ford, SO53 3AT

£315,000

Located in Meadow Grove, Chandler's Ford, this delightful semi-detached home offers an impressive amount of space, making it larger than the average property of its kind. With two well-proportioned bedrooms, including a master suite complete with an en-suite, this residence is perfect for a range of buyers seeking extra room. The heart of the home is a particularly spacious kitchen and dining area, ideal for entertaining guests or enjoying family meals. The inviting sitting room provides a comfortable space to relax, while a convenient cloakroom adds to the practicality of the layout. Outside, the property boasts a wonderful rear garden that enjoys a westerly aspect, perfect for soaking up the afternoon and evening sun. Additionally, there is ample parking available for 2-3 cars, a valuable feature in this sought-after area. Situated at the southern end of Chandler's Ford, this home is well-placed for local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community.

ACCOMMODATION

Ground Floor

Kitchen/Dining Room:

18'5" x 11'4" (5.61m x 3.46m) Comprehensive range of units, integrated oven and gas hob with extractor hood over, integrated dishwasher, integrated washer/dryer and integrated fridge/freezer, space for table and chairs, tiled floor, understairs storage cupboard, stairs to first floor.

Cloakroom:

Modern suite comprising: WC, wash basin and tiled floor.

Sitting Room:

14'1" x 10'9" (4.30m x 3.28m) Door to rear garden.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

11'11" x 9'4" (3.64m x 2.11m) Built in double wardrobe.

En-suite:

Modern suite comprising shower cubicle, wash basin, WC.

Bedroom 2:

11'11" x 10'8" (3.64m x 3.25m) Built in double wardrobe, built in airing cupboard housing boiler.

Bathroom:

Modern suite comprising bath, wash basin, WC.

OUTSIDE

Front:

To the front of the property is a driveway that provides off street parking for two/three vehicles, outside tap, side pedestrian access to rear garden.

Rear Garden:

Approximately 29' x 17'. The garden is attractively landscaped with a paved area and area of artificial grass, raised sleeper borders, garden shed, enclosed by hedging and affording a good degree of privacy.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2016

Approximate Area:

836 sq ft / 77.6 sq m

Sellers Position:

No forward chain

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

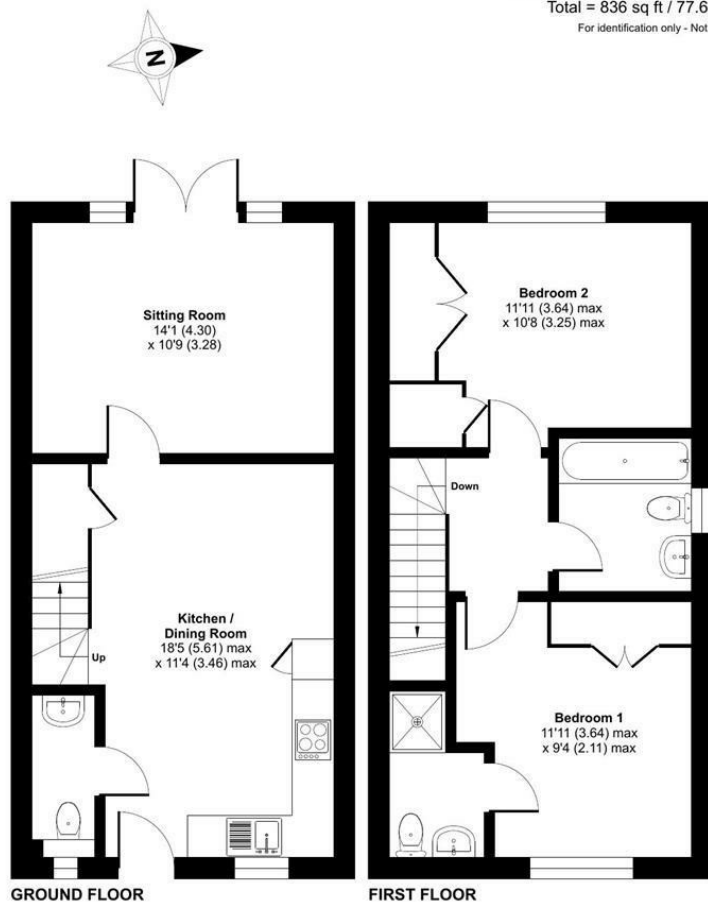
Council Tax:

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 = 418 sq ft / 38.8 sq m
 First Floor = 418 sq ft / 38.8 sq m
 Total = 836 sq ft / 77.6 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). © nrichcom 2026. Produced for Sparks Ellison. REF: 1525683.



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	

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.



