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For Sale
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26 Gordon Road, Chandler's Ford, SO53 5AN

£725,000

A delightful and generously proportioned detached family home, occupying a mature plot of approximately 0.2 acres in the highly sought-after Hiltingbury area of Chandler’s Ford. Renowned for its friendly community feel, excellent schooling and attractive green surroundings, this is a wonderful location for family life, with nearby lakes, scenic walks and open spaces providing plenty of opportunities to enjoy the outdoors. Thoughtfully extended to create a versatile home ideally suited to modern family living, the property offers four bedrooms, three reception rooms and a spacious kitchen/breakfast room. A particular highlight is the impressive rear garden, measuring approximately 111' x 50', providing a superb setting for children to play, entertaining friends and family, or simply relaxing in the garden. Gordon Road is conveniently positioned for local shops and everyday amenities, while excellent transport links include easy access to the M3 motorway. The property also falls within the catchment areas for the highly regarded Hiltingbury and Thornden Schools, making this an appealing choice for families seeking space, convenience and a strong sense of community in one of Chandler’s Ford’s most desirable residential locations.

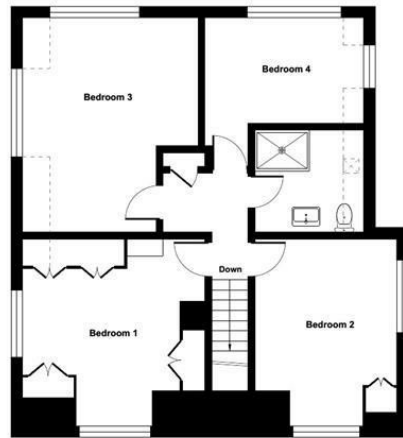
ACCOMMODATION:

Ground floor:	Front:
Entrance hall: Stairs to first floor.	Variety of plants, bushes and shrubs, gravel driveway affording off-road parking for approximately four vehicles, side pedestrian access to rear garden.
Shower room 10'4"×5'6" White suite with chrome fitments comprising shower, wash basin, WC.	Rear Garden: Measures approximately 111' x 50' and comprises paved patio area, area laid to lawn, variety of mature plants, bushes, shrubs, and trees, further patio areas, garden sheds, outside tap.
Family Room/Study: 10'10"×8'5" understairs storage cupboard	Garage: 9'10"×7'10" With and over door, power and light. The garage is partitioned to provide a utility room measuring 8'5"×5'9" with space and plumbing for washing machine, space for tumble dryer.
Sitting Room: 22'1"×12'	OTHER INFORMATION
Dining Room: 13'6"×9'10"	Tenure: Freehold
Kitchen/Breakfast Room: 18' x 14'3" Range of units, space and point for cooker, fitted extractor hood, space and plumbing for dishwasher, space for fridge, space for freezer, space for table and chairs, built in larder cupboard housing boiler.	Approximate Age: 1958
First Floor:	Approximate Area: 1691sqft/156.9sqm (Including limited use areas)
Landing:	Sellers Position: No forward chain
Bedroom 1: 11'11" × 11'4"plus bay, extensive range of fitted wardrobes and cupboards.	Heating: Gas central heating
Bedroom 2: 13'8" into Bay x 10'11" Fitted double wardrobe, access to loft space.	Windows: UPVC double glazed windows
Bedroom 3: 15'10" max x 11'11" max	Loft Space: Partially boarded with light connected
Bedroom 4: 11'8"×7'9"	Infant/Junior School: Hiltingbury Infant/Junior School
Bathroom: 8'2"×7'6" Open ended shower enclosure, wash basin with drawer under, WC. Storage cupboards.	Secondary School: Thornden Secondary School
Outside:	Local Council: Eastleigh Borough Council - 02380 688000
	Council Tax: Band F

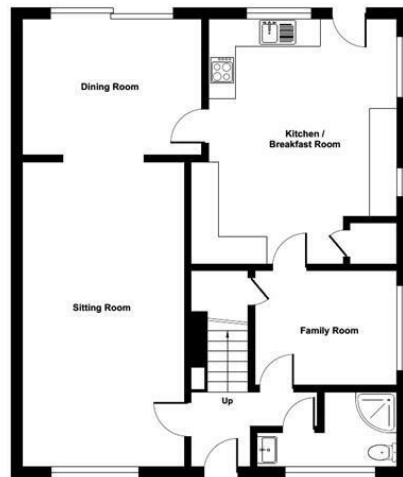


Ground Floor = 905 sq ft / 84 sq m
 First Floor = 743 sq ft / 69 sq m
 Limited Use Area(s) = 43 sq ft / 3.9 sq m
 Total = 1691 sq ft / 156.9 sq m

For identification only - Not to scale

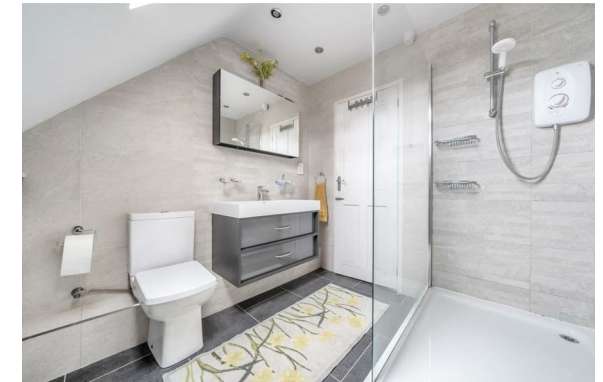


FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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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