



se sparks ellison  
For Sale

# 18 Swanton Gardens, Chandler's Ford, SO53 1TP

£489,950

An impressive three/four bedroom detached home affording spacious well proportioned accommodation set within this quiet cul-de-sac within South Millers Dale. The property affords many notable features and has been extended to the rear to provide a separate dining room overlooking the rear garden open plan to the 17'7" Kitchen. In addition to this on the ground floor is a sitting room, utility/cloakroom and bedroom 4/family room. On the first floor are three generous bedrooms all of which benefit from built in wardrobes together with the family bathroom. A particularly attractive feature of this home is a stunning rear garden which measures approximately 54'2" x 39'9" benefiting from a pleasant South West aspect. South Millers Dale is placed close to woodland walks and shops on Hursley Road. The centre of Chandlers Ford is a short distance away and easy access can also be gained to the motorway network.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

14' x 5'1" (4.27m x 1.55m) Tiled floor.

#### Sitting Room:

15'10" x 13'7" (4.83m x 4.14m) Feature contemporary fireplace and surround, double aspect windows, stairs to first floor.

#### Kitchen:

17' x 11'2" (5.18m x 3.40m) A comprehensive range of units, double electric oven, gas hob with extractor hood over, integrated dishwasher and fridge/freezer, additional freezer, integrated bins.

#### Dining Room:

11'2" x 9'2" (3.40m x 2.79m) Triple aspect windows over looking the rear garden, double doors to garden.

#### Lobby:

Door to outside.

#### Utility/Cloakroom:

7'3" x 4'10" (2.21m x 1.47m) Storage cupboards, space and plumbing for appliances, boiler, WC, sink unit.

#### Family Room/Bedroom 4:

16'4" x 8' (4.98m x 2.44m)

### First Floor

#### Landing:

Walk in airing cupboard.

#### Bedroom 1

13'6" x 10'4" (4.11m x 3.15m) Built in wardrobe.

#### En-Suite Shower Room:

Suite comprising shower cubicle with glazed screen, wash basin, WC.

#### Bedroom 2:

12' x 7'2" (3.66m x 2.18m) Built in wardrobe.

#### Bedroom 3:

11' x 7'9" (3.35m x 2.36m) Built in wardrobe.

#### Bathroom:

8' x 6'8" (2.44m x 2.03m) Suite comprising corner bath, wash basin, WC.

### OUTSIDE

#### Front:

A block paved driveway affording parking for three vehicles with adjacent lawned area and side access to garden.

#### Rear Garden:

Approximately 54'2" x 9'9" (16.51m x 2.97m) A particularly attractive feature of the property benefiting from a pleasant southerly aspect. Adjoining the house is a paved patio leading to a good size lawn surrounded by well stocked borders and enclosed by fencing, views towards Ram Alley woods.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1981

#### Approximate Area:

1338sqft/124.3sqm

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Fully boarded with ladder and light connected

#### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

#### Secondary School:

Thornden Secondary School

#### Local Council:

Eastleigh Borough Council - 02380 688000

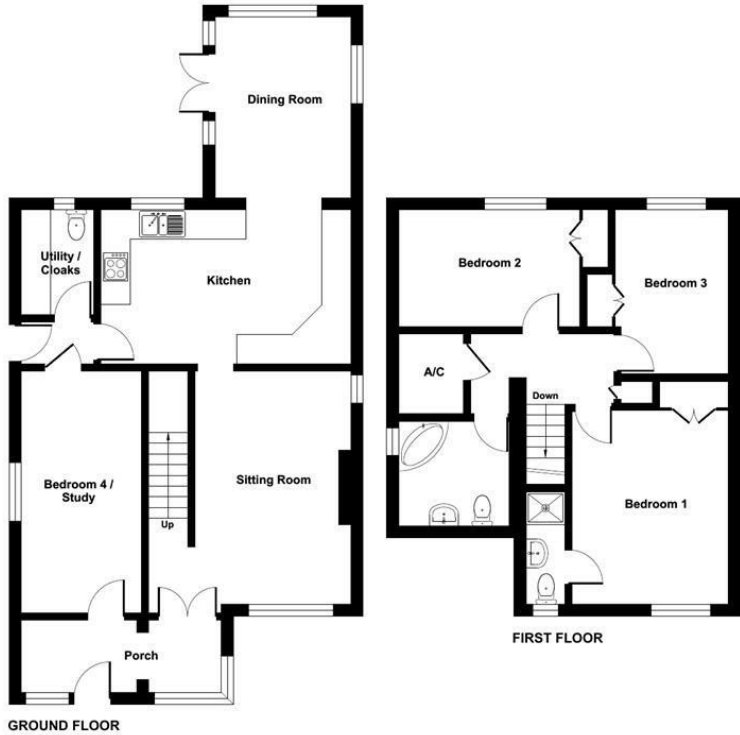
#### Council Tax:

Band D

#### 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 = 789 sq ft / 73.3 sq m  
 First Floor = 549 sq ft / 51 sq m  
 Total = 1338 sq ft / 124.3 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			65
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1255314

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)

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.



