



20 Sir Lancelot Close, Chandler's Ford, SO53 4HJ

£600,000

Located in Sir Lancelot Close within the sought-after Knightwood Park area of Chandlers Ford, this exceptional detached family home offers a perfect blend of comfort and modern living. Built in 1998, the property spans an impressive 1,378 square feet and is beautifully presented throughout, making it an ideal choice for families seeking a welcoming environment. Upon entering, you are greeted by a reception hall, leading to a charming living room featuring a log burner, perfect for cosy evenings. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which has been thoughtfully re-fitted to meet contemporary standards. This space is complemented by a useful breakfast room and a utility area, enhancing the practicality of daily life. A re-fitted cloakroom adds to the convenience of the ground floor. The first floor boasts four generous bedrooms, three of which come with built-in wardrobes, providing ample storage. The modern fitted en-suite and family bathroom ensure that the home meets the needs of a busy family. Externally, the property benefits from a driveway accommodating two cars, along with a garage for additional storage. The delightful rear garden, with its southerly aspect, offers a perfect retreat for outdoor relaxation and entertaining. Situated in a quiet cul-de-sac, this home is within walking distance to local amenities, including shops, Knightwood school, a leisure centre, and picturesque woodland walks and parks. It also falls within the catchment area for the highly regarded Thornden School, making it an excellent choice for families. This property truly represents a wonderful opportunity to acquire a beautifully maintained family home in a desirable location.

ACCOMMODATION

Ground Floor

Reception hall:

Stairs to first floor with recess under.

Cloakroom:

Modern suite comprising wash basin with cupboard under, WC.

Sitting room:

15'0" x 13'2" (4.57mx 4.01m) Chimney breast with inset log burner.

Kitchen/Dining room:

20'5" x 10'6" (6.23m x 3.19m) The kitchen area has been refitted with a range of modern grey shaker style units with quartz worktops over, generous connected island unit incorporating breakfast bar seating for four and induction hob with pop up extractor fan, Neff electric oven and combination oven/microwave, integrated fridge freezer, dishwasher and bins. The dining area provides space for table and chairs with double doors to rear garden.

Breakfast room/utility:

12'8" x 8'8" (3.86m x 2.64m) Range of cupboards, space and plumbing for appliances, sink unit, hatch to loft space, boiler, door to outside, door to garage.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

11'6" x 10'8" (3.50m x 3.24m) Built in wardrobe.

En-suite:

Modern suite comprising shower cubicle with glazed screen, wash basin with cupboard under, WC.

Bedroom 2:

17'2" x 7'10" (5.22m x 2.38m) Hatch to loft space.

Bedroom 3:

11'11" x 9'7" (3.62mx 2.91m) Built in wardrobe.

Bedroom 4:

9'4" x 8'2" (2.85m x 2.49m) Built in wardrobe.

Bathroom:

Refitted modern suite comprising P shaped bath with mixer tap and separate shower unit, glazed screen, wash basin with cupboard under, WC.

OUTSIDE

Front:

To the front of the property is a double width driveway affording off street parking with adjacent lawned area and side path to rear garden.

Rear garden:

Approximately 38 ft x 36 ft enjoying a pleasant southerly aspect. The gardens have been landscaped with the patio area adjoining the house, leading onto an artificial grassed area, slate chipping borders and enclosed by fencing.

Cabin:

12'5" x 9'1" (3.78m x 2.77m) This space is currently set up as a bar and entertaining space and could be used for a number of purposes, light and power, internet connectivity, double glazed windows and doors.

Garage:

17'11" x 7'9" (5.45m x 2.36m) Light and power, door to breakfast room.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

1998

Approximate Area:

1534 sq ft / 142.3 sq m

Sellers Position:

Looking for a forward purchase.

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light and connected ladder

Infant/Junior School:

Knightwood Primary School / St Francis C of E Primary School

Secondary School:

Thornden School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

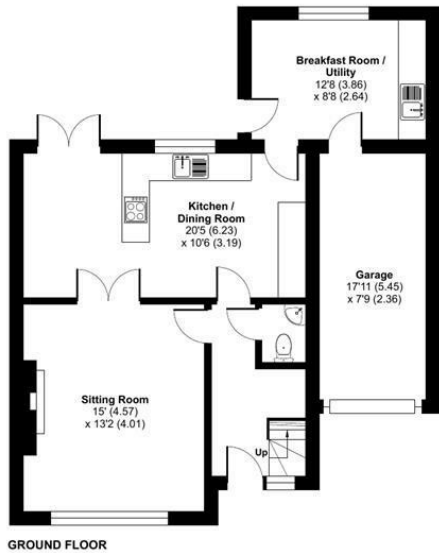
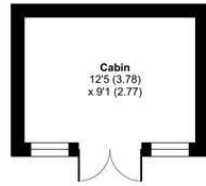
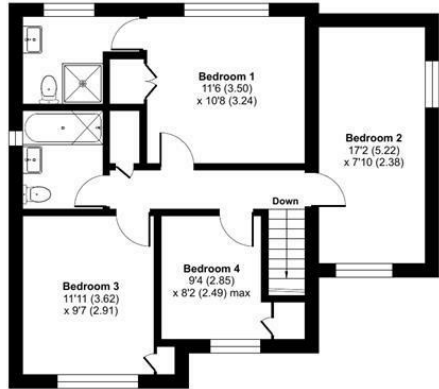
Band E

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 = 626 sq ft / 58.1 sq m
 First Floor = 657 sq ft / 61 sq m
 Garage = 138 sq ft / 12.8 sq m
 Outbuilding = 113 sq ft / 10.4 sq m
 Total = 1534 sq ft / 142.3 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		64	74
(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 (IPMS2 Residential). © nichocom 2026. Produced for Sparks Ellison. REF: 1455371

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