



sparks ellison

19 Clausentum Close, Chandler's Ford, SO53 2AQ

£525,000

Located in the highly sought-after location of Clausentum Close, Peverells Wood, Chandler's Ford, this delightful detached bungalow offers a perfect blend of comfort and convenience. With its proximity to Fryern Arcade, residents will enjoy easy access to a variety of amenities to include Waitrose, as well as reliable bus services to Southampton and Winchester. This charming extended bungalow features a well-designed open plan kitchen and dining room, ideal for both entertaining and everyday living. The main bedroom has been thoughtfully extended, providing lovely views over the rear garden and includes a convenient en-suite. A further double bedroom and bathroom ensure ample space for family or guests. The sitting room offers a welcoming space to relax, while the property is complemented by a good-sized driveway and a garage, providing practical solutions for parking and storage. The rear garden, approximately 50' x 40' in size, presents a wonderful outdoor retreat, perfect for enjoying the fresh air or hosting gatherings. This bungalow is a rare find in a desirable area, making it an excellent opportunity for those seeking a comfortable home in a vibrant community. Don't miss the chance to make this lovely property your own.

ACCOMMODATION

Reception Hall:

Hatch to loft space, storage cupboard.

Sitting Room:

15' x 10'11" to bay (4.58m x 3.33m) Bay window, fireplace with inset electric fire.

Kitchen/Dining Room:

19'8" x 11'4"max (6.00m x 3.45m) The kitchen area has been re-fitted with a comprehensive range of units and granite worktops over, electric double oven, gas hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, larder cupboard, door to rear garden. The dining area affords plenty of space for table and chairs and further built in storage cupboard.

Bedroom 1:

13' x 9'11" (3.95m x 3.03m) Fitted wardrobes and double doors to rear garden providing a pleasant outlook.

En-Suite Shower Room:

Suite comprising shower cubicle, wash basin, WC.

Bedroom 2:

11'5" x 9'1" (3.49m x 2.78m)

Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin, WC, Velux window.

OUTSIDE

Front:

To the front of the property is a good sized driveway providing plenty of parking for vehicles which extends to the side and leads to the garage.

Rear Garden:

A particularly attractive feature of the property measuring approximately 50' x 40'. Adjoining the bungalow is a paved area leading onto a lawned area surrounded by well stocked established borders and enclosed by fencing, garden shed.

Garage:

16'6" x 9'2" (5.03m x 2.79m) Light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1950's

Approximate Area:

1090sqft/101.2sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed

Loft Space:

Partially board with ladder and light

Infant/Junior School:

Scantabout Primary School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

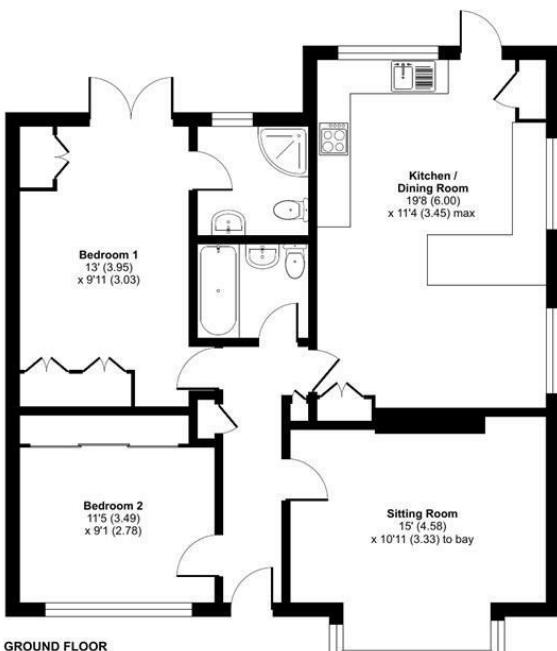
Band D

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 = 941 sq ft / 87.4 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 1090 sq ft / 101.2 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). © nrichem 2026. Produced for Sparks Ellison. REF: 1401130



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(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.

