



sparks ellison



# 1 Merlin Way, Chandler's Ford, SO53 4JB

£735,000

An exceptional five-bedroom family home offering versatile living across three floors, ideally positioned within the catchments of Knightwood and Thornden schools. This substantial detached residence, constructed in 2002, delivers the space and flexibility that growing families demand. Arranged over three well-planned floors, the accommodation has been thoughtfully designed to balance everyday practicality with room to breathe. The ground floor centres on a stunning open-plan kitchen/breakfast/dining room — the natural hub of family life. Whether preparing weekday meals or hosting weekend gatherings, this contemporary space brings everyone together. The separate reception room provides additional flexibility: a quieter spot for homework, a playroom for younger children, or a formal sitting room when the occasion calls for it. Upstairs, the master bedroom benefits from a generous walk-in wardrobe and en-suite bathroom, offering parents a well-deserved retreat. Four further bedrooms — spread across the first and second floors — provide ample space for children, guests, or a dedicated home office. Three bathrooms ensure the morning routine runs smoothly, even in the busiest of households. Parking is plentiful, with space for up to three vehicles plus a double garage with electric door — a genuine advantage for families juggling school runs, sports clubs and visiting grandparents. Merlin Way enjoys a highly sought-after position within the catchment areas for both Knightwood Primary and Thornden Secondary schools, making it an immediate draw for education conscious families. Chandler's Ford itself offers excellent local amenities, green spaces and swift access to Southampton, Winchester and the motorway network.

## ACCOMMODATION:

### Ground Floor:

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

Comprising wash basin, WC.

#### Sitting Room:

23'4" x 11'7" (7.11m x 3.53m) Feature fireplace surround and hearth with gas point and potential for open fire.

#### Kitchen/Breakfast/Dining Room:

23'5" x 11'7" (7.13m x 3.52m) Two built in ovens, built in microwave, built in warmer drawer, built in induction hob, integrated dishwasher, space for fridge freezer, central island incorporating breakfast bar, space for table and chairs.

#### Utility Room:

Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler.

### First Floor:

#### Landing:

Stairs to 2nd floor, built in airing cupboard housing water tank.

#### Bedroom 1:

16'10" x 11'10" (5.13m x 3.61m)

#### Walk in Wardrobe:

With range of hanging and shelving space.

#### En-Suite:

Comprising shower in cubicle, wash basin with cupboard under, WC.

#### Bedroom 4:

11'9" x 11'6" (3.59m x 3.51m) Built in wardrobes along one wall.

#### Bedroom 5:

11'3" x 9'5" (3.44m x 2.87m)

#### Bathroom:

Comprising bath with shower attachment, wash basin with cupboard under, WC.

### Second Floor:

#### Landing:

#### Bedroom 2:

14'10" x 12'6" into bay (4.51m x 3.80m into bay) Range of built in wardrobes.

#### En-Suite:

Comprising shower in cubicle, wash basin, WC.

#### Bedroom 3:

19'3" into bays x 11'10" (5.88m into bays x 3.61m) Built in wardrobes.

## OUTSIDE:

#### Front:

Area laid to lawn enclosed by mature hedgerow, pathway to front door, driveway providing off road parking.

**Rear Garden:**

Measures approximately 40' x 34' and comprises area laid to lawn, paved patio area, planted beds, outside tap.

**Garage:**

20'1" x 19'8" (6.11m x 6.00m) With electric up and over door, power and light, water tap.

**OTHER INFORMATION****Tenure:**

Freehold

**Approximate Age:**

2002

**Approximate Area:**

2273 sq ft / 211.1 sq m

**Sellers Position:**

Looking for a forward purchase

**Heating:**

Gas central heating

**Windows:**

UPVC double glazing

**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

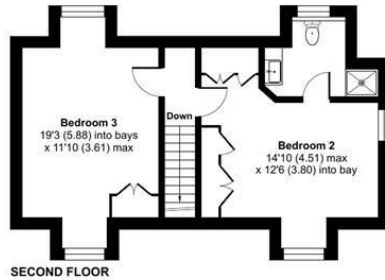
**Council Tax:**

Band F

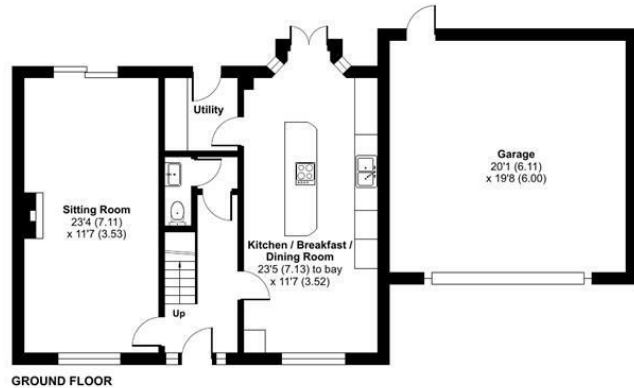
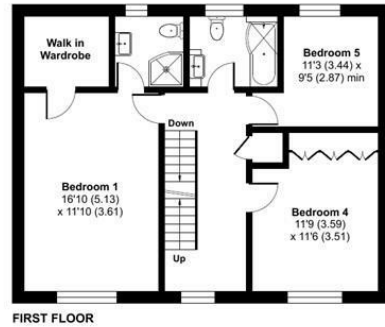
**Agents Note:**

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 = 716 sq ft / 66.5 sq m  
 First Floor = 705 sq ft / 65.4 sq m  
 Second Floor = 457 sq ft / 42.5 sq m  
 Garage = 395 sq ft / 36.7 sq m  
 Total = 2273 sq ft / 211.1 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.





