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61 Calshot Drive, Chandler's Ford, SO53 3NY £525,000

Located in a peaceful and sought after cul-de-sac just off Calshot Drive, Valley Park, this impressive detached house offers a perfect blend of comfort and modern living. With four well proportioned bedrooms, including three spacious doubles and a single, this home is ideal for families seeking both space and convenience. The first floor boasts a contemporary en-suite bathroom, alongside a stylish family bathroom, ensuring ample facilities for all. The ground floor is designed for both relaxation and entertaining, featuring a welcoming sitting room that flows seamlessly into an open plan, re-fitted kitchen and dining area. This layout is perfect for hosting gatherings or enjoying family meals. Additionally, a utility room and a versatile study or snug provide practical spaces for everyday living. The property benefits from a double width driveway and a garage, offering plenty of parking options. The rear garden is a delightful retreat, complete with entertaining areas that invite you to enjoy the outdoors. Situated within walking distance to local shops in Pilgrims Close and St. Francis school, this home combines the peace of suburban life with the convenience of nearby amenities. This property is not just a house; it is a wonderful opportunity to create lasting memories in a vibrant community.

ACCOMMODATION

Ground Floor

Enclosed Porch:
Door to;

Reception Hall:
Stairs to first floor.

Cloakroom:
Wash basin with cupboard under, WC.

Sitting Room:
14'6" x 12'7"max (4.41m x 3.83m) Bow window.

Kitchen/Dining Room:
15'11" x 10'2" (4.84m x 3.10m) Open plan space with the kitchen area providing a refitted range of grey shaker style units, electric double oven, Gas hob with extractor hood over, integrated dishwasher, understairs cupboard. The dining area provides ample space for a table and chairs, patio doors to rear garden.

Utility Room:
8'6" x 7'1" (2.60m x 2.17m) Range of matching units, space and plumbing for appliances, storage cupboard, door to outside.

Study/Sung:
8'7" x 8'6" (2.61m x 2.58m) Part vaulted ceiling with Velux window.

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
18'5" x 9'1" (5.61m x 2.76m)

En-suite Shower Room:
A refitted modern suite comprising a full width walk-in shower area with a glazed screen, wash basin with cupboard under, WC, tiled floor.

Bedroom 2:
12'2" x 9'2" (3.72m x 2.79m) Fitted wardrobes.

Bedroom 3:
10'1" x 9'1" (3.07m x 2.78m) Fitted wardrobes.

Bedroom 4:
7'4" x 7'2" (2.24m x 2.18m) Fitted wardrobes.

Bathroom:
Modern suite comprising bath with mixer tap and shower unit over, glazed screen, wash basin with cupboard under, WC, tiled walls and floor.

OUTSIDE

Front:
To the front of the property is a double width driveway and adjacent lawned area, side gate and path to rear garden.

Rear Garden:
Approximately 46' x 35' Adjoining the property are extensive patio areas providing ample space for outside furniture, part of which is covered. The remainder of the garden is lawned and enclosed by hedging and fencing. Covered storage area to one side.

Garage:
Light and power, door to outside.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980's

Approximate Area:
1374sqft/127.5sqm (Including garage)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
St Francis C of E Primary School

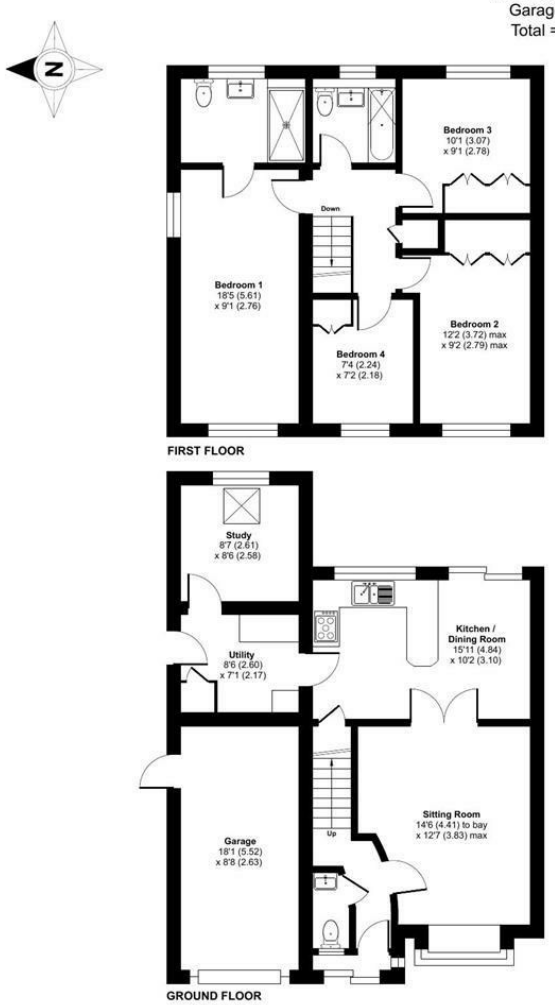
Secondary School:
Toynbee Secondary School

Local Council:
Test Valley Borough Council

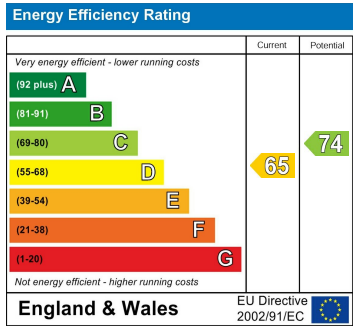
Council Tax:
Band E

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 = 581 sq ft / 53.9 sq m
First Floor = 640 sq ft / 59.4 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1374 sq ft / 127.5 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). ©nichecom 2026. Produced for Sparks Ellison. REF: 1508888



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

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