



sparks ellison

6 Barn Piece, Chandler's Ford, SO53 4HP

£380,000

This well presented end terrace house offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings. The house features a well appointed shower room catering to all your daily needs. One of the standout features of this property is its traffic free frontage, which enhances the peaceful atmosphere and safety for children playing outside. Additionally, the property boasts parking for two vehicles, a valuable asset in this sought-after location. Living in Knightwood Park means you are just a stone's throw away from a variety of local amenities, making daily errands and leisure activities easily accessible. Families will appreciate the proximity to Knightwood School and St. Francis school which are well regarded in the area.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor.

Sitting Room:

13'7" x 12'7" (4.13m x 3.84m)

Dining Room:

9'1"max x 8'2"max (2.77m x 2.48m)Understairs storage cupboard.

Kitchen:

9' x 7'5" (2.74m x 2.26m) Built in oven, built in induction hob, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher.

Conservatory:

10' x 9'3" (3.05m x 2.81m)

First Floor:

Landing:

Built in airing cupboard housing boiler.

Bedroom 1:

12'9" x 9'1" (3.88m x 2.78m)

Bedroom 2:

10'3"max x 9'7"max (3.12m x 2.93m)

Bedroom 3:

8'9" x 6'11" (2.66m x 2.12m) Built in storage cupboard.

Shower Room:

Comprising open ended shower enclosure, wash hand basin and WC inset to vanity unit

OUTSIDE:

Front:

Planted bed that extends along side of the property running the full length of the plot.

Rear Garden:

Measures approximately 31' x 16' and comprises block paved area, outside tap, area laid to shingle, raised planted beds, gate providing rear pedestrian access.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1998

Approximate Area:

841sqft/78sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder connected

Infant/Junior School:

St Francis C of E Primary School / Knightwood Primary School

Secondary School:

Thornden Secondary School

Local Council:

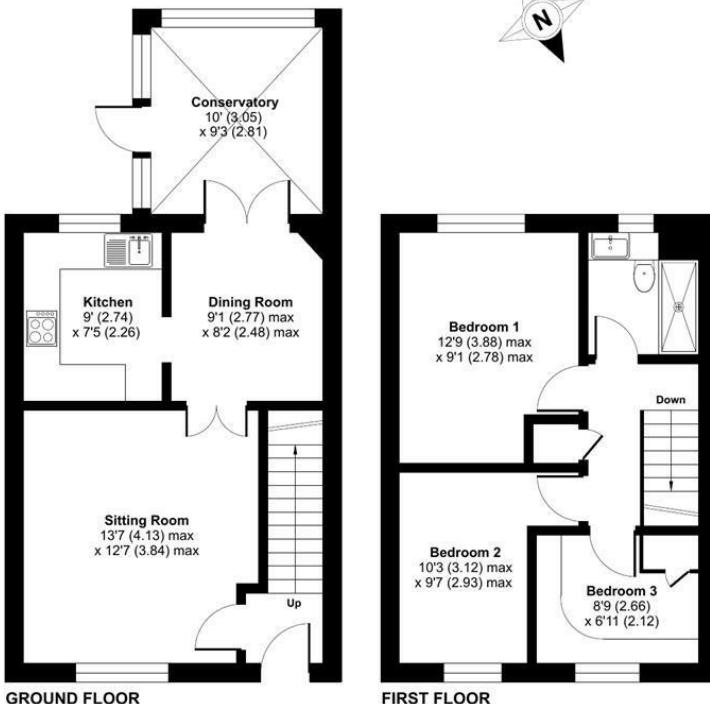
Test Valley Borough Council

Council Tax:

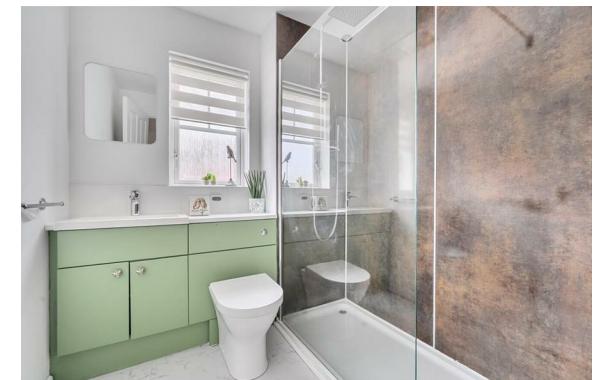
Band C

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.



 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: 1397122



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(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.

