



sparks ellison

3 Vanburgh Way, Chandler's Ford, SO53 1SE

£725,000

An exceptional four bedroom detached family home situated on the popular North Millers Dale development which itself benefits from a gastro pub and Flexford nature reserve together with being in walking distance to a range of shops on Hiltingbury Road and Ashdown Road and Hiltingbury schools and community centre. The property affords a host of wonderful attributes to include three main reception rooms and space for home working together with a log burner in the sitting room and magnificent open plan kitchen/breakfast family room with bi-fold doors to the rear garden. On the first floor are four double bedrooms together with two re-fitted modern en-suites and a re-fitted modern shower room To the front of the property is a good sized driveway leading to the garage and to the rear a generous garden affording a high degree of privacy measuring approximately 50' x 45'.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:

Re-fitted modern white suite with chrome fittings comprising wash basin and WC.

Inner Hallway:

Airing cupboard.

Dining Room:

13'11" x 12'1" (4.24m x 3.68m) Stairs to first floor, bow window and fitted shutters.

Sitting Room:

14'2" x 12'2" max (4.33m x 3.70m) Feature log burner, full height bay window and double doors to rear garden.

Kitchen/Breakfast/Family Room:

16'7" x 14'3" (5.05m x 4.34m) The kitchen area has been re-fitted with a range of modern white gloss units with stainless steel furniture and composite worktops incorporating a breakfast bar, electric double oven, induction hob with extractor hood over, integrated dishwasher, space for American style fridge freezer. The living area provides space for sofas and chairs, bi-fold doors to rear garden and feature wood panel wall.

Family Room:

16'9" x 9'1" (5.10m x 2.76m) Bow window.

Utility Room:

7'9" x 6'5" (2.35m x 1.96m) Range of units, space and plumbing for appliances, boiler, door to garage.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

17' x 16'10" (5.18m x 5.14m) Feature vaulted ceiling, window shutters.

En-suite Shower Room:

Re-fitted modern white suite with chrome fittings comprising corner shower cubicle, wash basin with cupboard under, WC.

Bedroom 2:

11'6" x 10'6" (3.50m x 3.20m) Wall to wall fitted wardrobes.

En-suite Shower Room:

Re-fitted modern white suite with chrome fittings comprising shower cubicle, wash basin with cupboard under, WC.

Bedroom 3:

14'4" x 10'1" (4.37m x 3.07m)

Bedroom 4:

11'3" x 9'7" (3.44m x 2.93m)

Shower Room:

Re-fitted modern white suite comprising full width shower cubicle, wash basin with cupboard under, WC.

OUTSIDE

Front:

To the front of the property is a good sized driveway leading to the garage with adjacent lawned area and side access to rear garden.

Rear Garden:

Approximately 50' x 45' A full width patio adjoins the house leading on to an area of artificial grass surrounded by planted borders and enclosed by fencing. The rear garden enjoys a high degree of privacy.

Garage:

Light and power, tap.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980

Approximate Area:

2005sqft/186.3sqm (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows. Aluminium bi-fold doors.

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band E

Local Council:

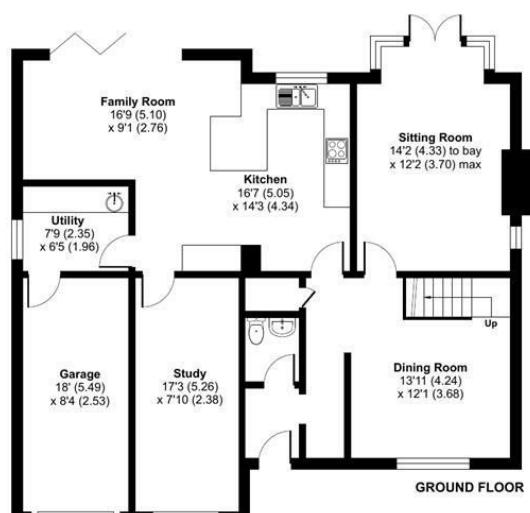
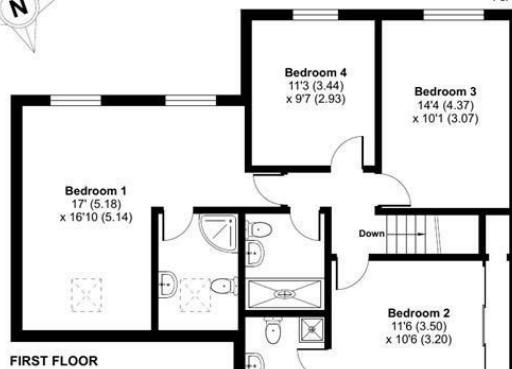
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Agents Note:

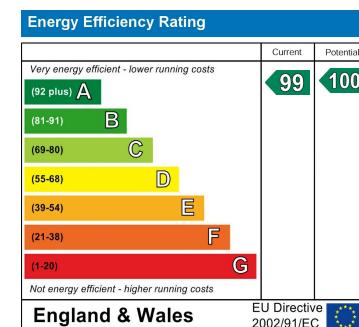
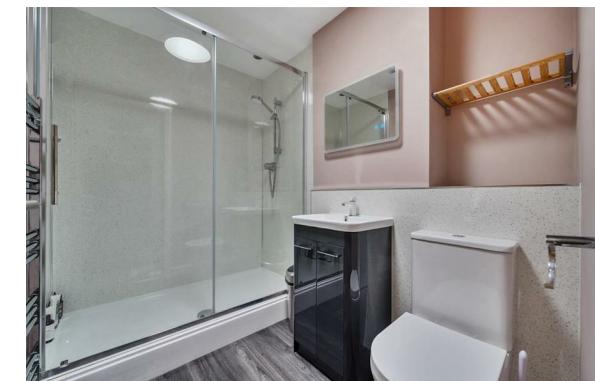
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Ground Floor = 1013 sq ft / 94.1 sq m
 First Floor = 850 sq ft / 79 sq m
 Garage = 142 sq ft / 13.2 sq m
 Total = 2005 sq ft / 186.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sparks Ellison. REF: 1269887



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