



sparks ellison

Beech Road, Chandlers Ford, SO53 1LR

£1,000,000

A magnificent 4/5 bedroom detached home presented to an exceptionally high standard throughout affording a host of wonderful attributes set within a delightful plot of approximately 0.37 of an acre. The accommodation totals approximately 2396 sqft and offers a degree of flexibility in how it is used. In recent years the property has been subject to modernisation by the current owners to include a stunning open plan kitchen dining space that has been re-fitted together with two re-fitted modern bathrooms and shower room. The spacious well laid out accommodation affords two generous bedrooms to the first floor together with a dressing room and shower room. On the ground floor you are greeted by a spacious reception hall leading to the main sitting room, kitchen/dining room, garden room/snug and three double bedrooms together with an en-suite bathroom and further bathroom. The delightful established gardens surround the property on all four sides and to the front provide a driveway that affords parking for several vehicles leading to the double garage, approached by double wooden electric gates and enclosed by hedging that offers a high degree of privacy. Beech Road is a highly sought after location in the heart of Hiltingbury and within walking distance to a range of local shops on Hiltingbury Road, Hiltingbury school, Thornden school, Hiltingbury community centre, leisure centre and Hiltingbury lakes. The centre of Chandler's Ford is a short distance away and easy access can also be gained to junction 12 of the M3.

ACCOMMODATION

GROUND FLOOR

- Open Porch:**
- Reception Hall:**
Wooden floor, oak and glass staircase to first floor, coats cupboard and airing cupboard.
- Sitting Room:**
17'1" into bay x 15'11" (5.21m into bay x 4.85m) Fireplace inset open fire, dual aspect windows incorporating a bay window.
- Kitchen/Dining Room:**
23'8" x 15'10" (7.21m x 4.83m) A re-fitted comprehensive range of modern shaker style units with Quartz worktops, island unit with electric hob with built in extractor and breakfast bar, electric oven and combination oven/microwave, integrated dishwasher, fridge freezer and water softener. The dining area has ample space for table and chairs, tiled floor throughout.
- Garden Room/Snug:**
10'11" x 9'4" (3.33m x 2.84m) A delightful, light and bright sitting area with vaulted ceiling, doors to front and rear and tiled floor.
- Bathroom:**
A beautiful re-fitted modern white suite comprising bath with central mixer tap, separate shower cubicle, wash basin with under, WC, tiled floor.
- Bedroom 5/Study:**
14'3" into bay x 10'11" (4.34m into bay x 3.33m) Bay window.
- Inner Hallway:**
Access to bedrooms one and two.

- Bedroom 1:**
15'2" x 14'3" (4.62m x 4.34m) Bay window, dual aspect.
- Bedroom 2:**
13'2" x 11'8" (4.01m x 3.56m) Dual aspect windows.
- En-suite Bathroom:**
A beautifully appointed and re-fitted modern suite comprising bath with mixer tap, walk in shower unit, sink unit with cupboard under, WC, tiled floor.
- FIRST FLOOR**
- Landing:**
- Bedroom 3:**
14' x 10'3" (4.27m x 3.12m) Access to dressing room with fitted wardrobes and eaves access.
- Bedroom 4:**
17' into bay x 9'4" (5.18m into bay x 2.84m) Bay window, eaves access one of which leads to the main loft space.
- Shower Room:**
Re-fitted modern suite comprising full width walk in shower, wash basin with cupboard under, WC, tiled floor.
- OUTSIDE**
The total plot extends to approximately 0.37 of an acre and represents a particularly outstanding feature of the property surrounding it on all four sides.
- Front:**
The property is approached and entered via impressive double electric wooden gates that lead to a generous driveway affording parking for several vehicles. The driveway is flanked

by good sized lawned areas interspersed and surrounded by well stocked flower and shrub borders and enclosed by hedging affording a high degree of privacy.

Rear Garden:

The rear garden is pleasantly landscaped with a good sized lawned area surrounded by well stocked borders, patio, enclosed by hedging affording a high degree of privacy.

Double Garage:

Electric roller door, lighting and power, door to rear garden.

Timber Cabin:

An attractive timber cabin is located to the front of the property with light and power which could be utilised as an outdoor office or entertaining space with adjacent storage shed.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1950's

Approximate Area:

222.5sqm/2396sqft (Including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Mostly boarded with light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band G

Local Council:

Eastleigh Borough Council - 02380 688000

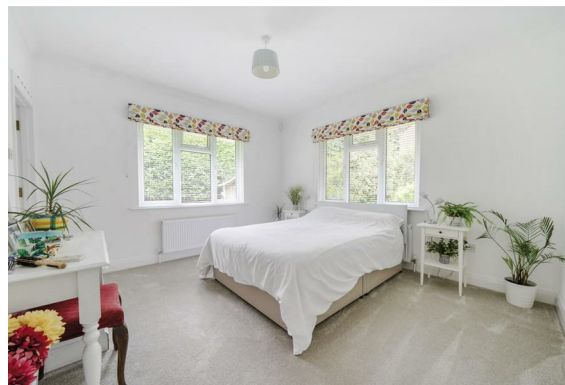
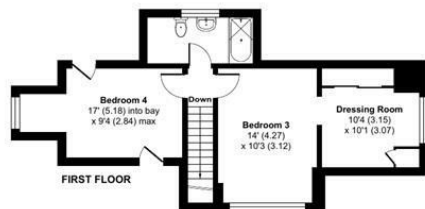
Agents Note:

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 = 1656 sq ft / 153.8 sq m
 First Floor = 495 sq ft / 45.9 sq m
 Garage = 245 sq ft / 22.7 sq m
 Total = 2396 sq ft / 222.5 sq m
 For identification only - Not to scale



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

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