



sparky ellison

11 Sandringham Close, Chandler's Ford, SO53 4LE

£600,000

Situated in the popular area of Knightwood Park, Chandler’s Ford, this four bedroom detached home offers spacious, well presented accommodation. The property has been thoughtfully updated by the current owners, with improvements including new windows in 2021, stylish pocket doors, new carpets and flooring, and replacement fascias, soffits and guttering. The ground floor features a superb open plan kitchen/dining/family room, a separate sitting room and a useful cloakroom. Upstairs are four double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room, alongside a modern family bathroom. Outside, there is a driveway providing off road parking and a landscaped southerly facing rear garden, ideal for enjoying the afternoon and evening sun. Local amenities along Pilgrims Close, including Tesco, The Cleveland Bay Public House and St Francis Surgery, are within easy walking distance, and the property falls within a sought after school catchment area of Knightwood Primary and St Francis C of E. An excellent family home combining generous living space, thoughtful updates and a convenient location.

ACCOMMODATION

Ground Floor

Entrance Hall:
Stairs to first floor and bespoke fitted under stair storage.

Sitting Room:
15'3" x 9'6" (4.65m x 2.89m)

Kitchen/Dining/Family Room:
24'11" x 12'11" (7.60m x 3.94m) Range of modern grey units with a breakfast bar and space for stools. Integrated induction hob with extractor over, integrated dishwasher and space for a washing machine, space for a wine cooler and space for a fridge/freezer. French doors onto rear garden.

Cloakroom:
Comprising WC and wash and basin. Bespoke storage.

First Floor

Landing:
Access to loft space and airing cupboard.

Bedroom 1:
14'5" x 10'8" (4.39m x 3.24m) Built in wardrobe over the stairs and fitted Hammond wardrobes with sliding doors.

En-Suite:
Modern suite comprising walk in shower with glass screen, WC and wash basin with storage cupboard underneath. Additional fitted storage cupboard.

Bedroom 2:
12'5" x 8'6" (3.79m x 2.59m)

Bedroom 3:
9'2" x 8'6" (2.79m x 2.60m) Built in wardrobes

Bedroom 4:
9'2" x 7'2" (2.80m x 2.18m)

Bathroom:
Modern suite comprising bath, WC and wash basin.

OUTSIDE

Front:
Brick paved driveway for at least two vehicles and lawned area.

Rear Garden:
Patio space with areas laid to lawn and path leading to two separate patio seating areas. Well stocked borders. Southerly facing and measuring approximately 32' x 32'.

Garage:
16'9" x 9'0" (5.10m x 2.74m)

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1996

Approximate Area:
1,312 sq ft / 121.7 sq m (including garage)

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating. (New boiler installed in 2024)

Solar Panels:
Owned and receive a Government Tariff.

Windows:
UPVC Triple Glazing (Front door and Garage door replaced in Feb 2026)

Loft Space:
Partially boarded with connected light and connected ladder

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

Secondary School:
The Toynbee School

Local Council:
Test Valley Borough Council - 01264 368000

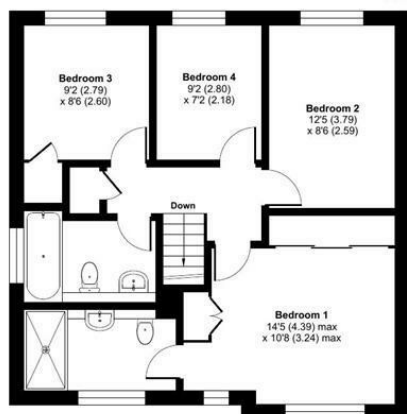
Council Tax:
Band E

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 = 533 sq ft / 49.5 sq m
 First Floor = 637 sq ft / 59.1 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 1312 sq ft / 121.7 sq m

For identification only - Not to scale

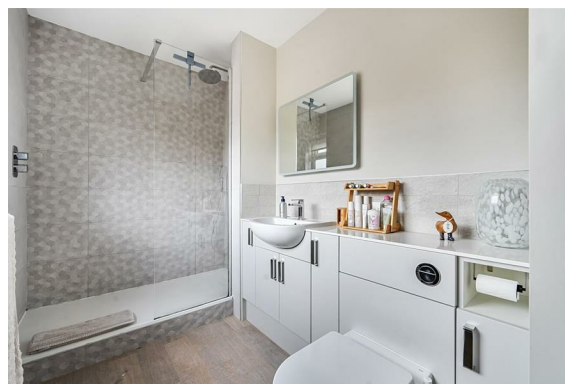
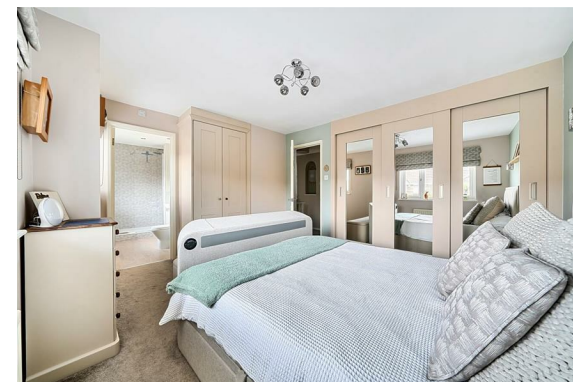


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Sparks Ellison. REF: 1536317.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	90	
(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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