se
est.2003
sparks ellison

7 Clanfield Close, Chandler's Ford, SO53 2HL £515,000

Located in the quiet cul-de-sac of Clanfield Close, Chandler's Ford, this impressive link-detached house offers a perfect blend of modern living, comfort and space. With four well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking space and convenience. Upon entering, you are greeted by an open-plan living area that seamlessly connects to a re-fitted kitchen, creating a warm and inviting atmosphere for both relaxation and entertaining. The ground floor also features a separate study, providing a quiet space for work or study, which is increasingly valuable in today's world. The property has been thoughtfully extended into the roof space, resulting in a stunning main bedroom complete with an en-suite bathroom, ensuring a private retreat for the homeowners. The first floor boasts three additional good-sized bedrooms, accompanied by a family bathroom, making it a practical choice for family living. Outside, the rear garden enjoys a desirable south westerly aspect, perfect for soaking up the sun during the warmer months. Additionally, the property includes a garage and driveway for three cars, providing ample storage or parking space. Situated in the heart of Chandlers Ford, this home is within walking distance of all local amenities, making it a convenient choice for everyday living. This well-presented property is a rare find and is sure to appeal to those looking for a spacious family home in a peaceful yet accessible location.

ACCOMMODATION

Ground Floor

Entrance porch:
Front door to

Reception hall:
Storage cupboard, stairs to first floor.

Sitting room:
14'9" x 11'5" (4.49m x 3.47m)

Kitchen/dining room:
22'2" x 9'11" (6.76m x 3.02m) The kitchen area provides a refitted range of shaker style units with Corian worktops over incorporating a breakfast bar, built in electric oven, microwave and induction hob with extractor hood over. Integrated dishwasher and warming draw. Open plan to the dining area with space for table and chairs and double doors to rear garden.

Utility room:
8'5" x 7'5" (2.56m x 2.26m) A range of matching units built in fridge freezer space and plumbing for washing machine, boiler, door to garage, door to rear garden.

Cloakroom:
Suite comprising wash basin, WC, tiled floor.

Study:
13'11" x 9'11" (4.25m x 3.01m)

First Floor

Landing:
Stairs to second floor, built in cupboard.

Bedroom 2:
12'5" x 9'11" (3.78m x 3.03m)

Bedroom 3:
11'7" x 10'8" (3.53m x 3.26m)

Bedroom 4:
11'3" x 6'10" (3.42m x 2.08m)

Bathroom:
Suite comprising P shaped bath with shower unit over and glazed screen, sink unit with cupboard under, WC, tiled walls and floor.

Second Floor

Bedroom 1:
16'5" x 14'1" (5.00m x 4.30m) Range of built in storage drawers and access to eaves storage space. Velux window to the front, dormer window to the rear providing excellent views, walk in wardrobe.

En-suite:
Suite comprising walk in shower area with glazed screen, wash basin with cupboard under, WC, tiled floor.

OUTSIDE

Front:
To the front of the property is a driveway affording parking for three vehicles and side access to rear garden. Electric car charging point.

Rear:
The rear garden enjoys a pleasant south westerly aspect and measures 58 ft x 30ft, two patio areas, lawn area, garden shed, enclosed by fencing.

Garage:
Light, radiator and power

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1970

Approximate Area:
1682 sq ft / 156.1 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
UPVC Double glazing

Loft Space:
Fully boarded with light

Infant/Junior School:
Fryern Infant School / Fryern Junior School

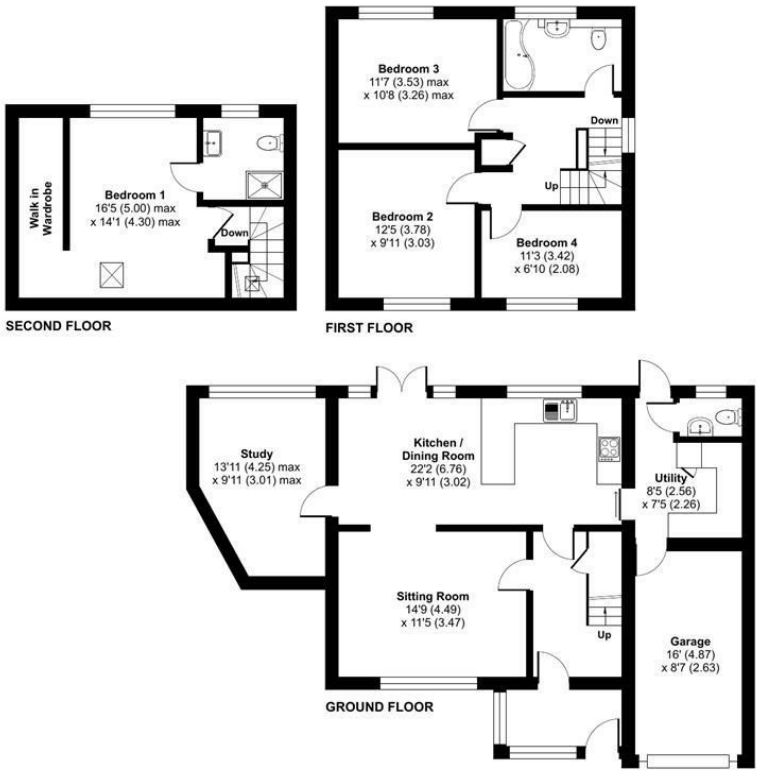
Secondary School:
The Toynbee School

Local Council:
Eastleigh Borough Council - 02380 688000

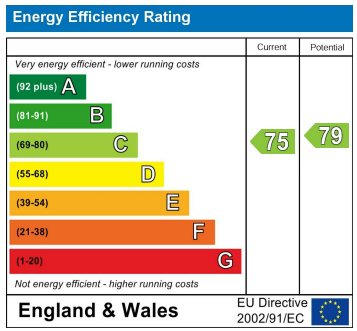
Council Tax:
Band D

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 = 772 sq ft / 71.7 sq m
First Floor = 483 sq ft / 44.8 sq m
Second Floor = 293 sq ft / 27.2 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1682 sq ft / 156.1 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: 1431273



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

The Property Ombudsman
NAEA National Association of Estate Agents

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.