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15 Bellflower Way, Chandler's Ford, SO53 4HN £1,050,000

An outstanding five bedroom detached family home, occupying a magnificent plot extending to approximately 0.23 acres, with a beautifully landscaped north-westerly facing rear garden which, thanks to its generous size and open outlook, enjoys sunshine for most of the day. This exceptional property offers an impressive combination of spacious, versatile accommodation and contemporary living, including four reception rooms and three bathrooms. Undoubtedly one of the home's finest features is the stunning open-plan kitchen/breakfast/family room, providing a wonderful hub for everyday family life and entertaining, with delightful views across the rear garden and sliding glass doors to the rear and side that open into the garden. The impressive principal bedroom benefits from its own balcony overlooking the gardens, whilst outside, the beautifully maintained grounds feature an extensive terrace and superb outdoor kitchen and entertaining area, perfect for enjoying the afternoon and evening sunshine. A truly exceptional family home offering generous accommodation, beautifully appointed interiors and outstanding outdoor space in a highly desirable cul-de-sac location. Bellflower Way sits within catchment for Knightwood and Thornden Schools.

ACCOMMODATION:

Ground Floor:

Reception Hall:
Stairs to first floor.

Cloakroom:
Comprising wash basin, WC.

Sitting Room:
19'9" x 12'0" (6.03m x 3.65m) Fitted fireplace surround and hearth with inset coal effect gas fire (never used by current owners).

Dining Room:
13'3" x 7'6" (4.04m x 2.29m) Patio door to rear garden.

Family Room:
27'6" x 13'9" (8.39m x 4.19m) Feature vaulted ceiling, door to rear garden.

Study:
16'9" x 7'9" (5.11m max x 2.35m) Range of fitted furniture incorporating work space, shelving, cupboard space and further are with fitted cupboards.

Kitchen/Breakfast/Family Room:
28'0" x 19'4" (8.53m x 5.90m) A superbly appointed and exceptionally spacious open-plan kitchen/breakfast/family room, forming the heart of the home and providing an ideal environment for modern family living and entertaining. The beautifully fitted kitchen features an extensive range of stylish units, generous work surfaces and fitted appliances. The accommodation flows effortlessly into spacious dining and comfortable family seating areas, whilst impressive full-height glazing and sliding doors provide wonderful views across the beautifully landscaped rear garden and direct access to the terrace, creating a seamless connection between indoor and outdoor living.

Utility Room:
8'0" x 5'0" (2.44m x 1.53m) Space and plumbing for washing machine, space for tumble dryer, boiler in cupboard.

First Floor:

Landing:
Access to loft space, built in airing cupboard.

Bedroom 1:
23'7" x 13'1" (7.00m x 3.99m Feature vaulted ceiling with skylights and doors to a super balcony overlooking the stunning rear garden and woodland beyond.

Dressing Area:
Built in wardrobes and cupboards.

En-Suite:
Contemporary refitted suite comprising bath, shower in cubicle, twin wash basins with drawers under, WC, tiled floor, tiled walls.

Bedroom 2:
14'3" x 9'11" (4.35m x 3.03m) Range of built in wardrobes and cupboards along one wall and features a vaulted ceiling.

En-Suite:
Contemporary refitted suite comprising shower in cubicle, wash basin with drawers under. WC, tiled walls, tiled floor.

Bedroom 3:
17'3" x 8'5" (5.25m x 2.57m) Built in wardrobes and shelving

Bedroom 4:
10'8" x 10'0" (3.25m x 3.05m) Built in furniture incorporating hanging, cupboard and drawer space.

Bedroom 5:
12'1" x 11'7" (3.68m x 3.54m) Built in cupboard.

Bathroom:
Contemporary refitted suite comprising bath, shower in cubicle, wash basin with cupboard under, WC, tiled walls, tiled floor.

OUTSIDE:

Front:
Large block paved driveway providing extensive off road parking for approximately six vehicles, mature hedgerow and plants, side pedestrian access to rear garden.

Rear Garden:
A particularly impressive feature of the property is the beautifully landscaped north westerly facing rear garden, which enjoys a wonderful degree of privacy and provides an exceptional setting for outdoor entertaining and family enjoyment. The garden is predominantly laid to an extensive and beautifully maintained lawn, complemented by established trees, mature

shrubs and thoughtfully planted borders, including a magnificent weeping willow that creates a particularly attractive backdrop.

Immediately adjoining the property is a generous paved terrace, providing ample space for outdoor dining and relaxation, whilst further seating areas have been thoughtfully incorporated into the landscaping. A superb outdoor entertaining area features a covered outdoor kitchen with fitted facilities including a barbecue, beer fridge, waste bin, warmer drawer and pizza oven (Pizza oven included at asking price). There is also a multi purpose children's play apparatus and a swim spa that can also be utilised as a hot tub. (Swim Spa included at asking price.)

Garage:
16'9" x 8'11" (5.11m x 2.73m) With electric up and over door, power and light.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1998

Approximate Area:
3,110 sq ft / 288.8 sq m, including the garage.

Sellers Position:
Buying on.

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light and connected ladder

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

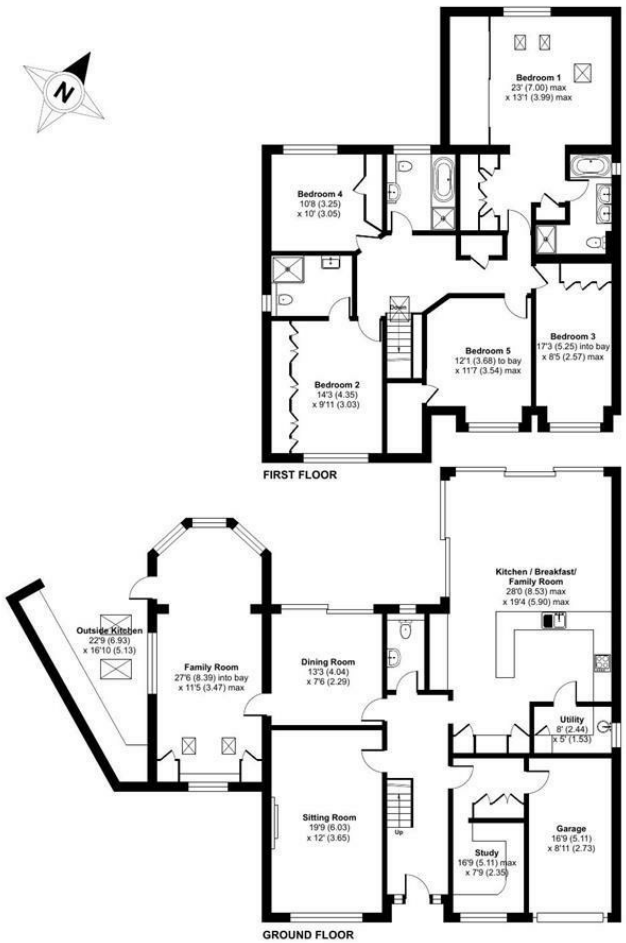
Secondary School:
Thornden Secondary School

Local Council:
Test Valley Borough Council - 01264 368000

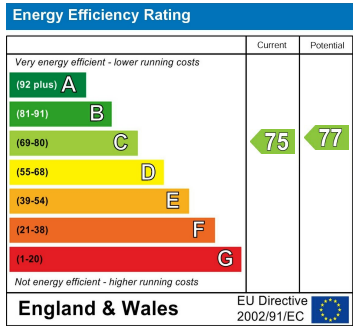
Council Tax:
Band G

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 = 1589 sq ft / 147.6 sq m
First Floor = 1371 sq ft / 127.3 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 3110 sq ft / 288.8 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: 1535206



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