



sparks ellison

# 27 Highclere Way, Chandler's Ford, SO53 3PQ

£1,850 Per Calendar Month

A well-presented four-bedroom detached family home situated in a quiet cul-de-sac within the popular Valley Park area, which itself is served by local amenities including both St Francis and Knightwood schools. The property offers spacious well-proportioned rooms, re-fitted kitchen with white goods, family room and off-road parking.

## ACCOMMODATION

### GROUND FLOOR

#### Hallway

Radiator x 1, stairs leading to first floor, understairs built in storage.

#### Cloakroom:

Ladder towel rail. White suite with chrome fitments comprising wash hand basin with cupboard under and WC.

#### Sitting Room:

23'3" x 11'7" (7.09m x 3.53m) Radiator x 1. Bay window to front and French doors leading to back garden.

#### Kitchen/Dining Room:

Kitchen area: 8'10" x 8'7" (2.68m x 2.62m) Dining area: 10'4" x 7'1" (3.14m x 2.16m) Radiator x 1. Range of wall and base units in a glossy cream finish with black granite effect worktops. Stainless steel single left-hand drainer sink. Freestanding slimline dishwasher and fridge freezer. Built in electric double oven with four-ring gas hob and extractor hood over. Sliding patio doors to back garden. Sliding door and steps down into Family Room.

#### Family Room:

9'10" x 9'4" (3.00m x 2.84m) Radiator x 1. Range of floor to ceiling built-in cupboards. Door leading to garage storage area.

### FIRST FLOOR

#### Landing:

Loft access. Airing cupboard with slatted shelves.

#### Bedroom 1:

11'5" x 11'3" (3.47m x 3.43m) Radiator x 1. Built-in double wardrobe with shelf and hanging. Door to shower room.

#### Shower Room:

Ladder towel rail. White suite with chrome fitments comprising wash basin with vanity unit under and shower cubicle. Door to large built-in storage cupboard.

#### Bedroom 2:

11'5" x 9'1" (3.47m x 2.77m) Radiator x 1. Double fitted wardrobe with shelf and hanging.

#### Bedroom 3:

10'9" x 7'7" (3.27m x 2.32m) Radiator x 1.

#### Bedroom 4:

9'11" x 7'7" (3.02m x 2.31m) Radiator x 1

#### Bathroom:

Ladder towel rail. White suite with chrome fitments comprising wash basin, bath with shower over, glass screen and WC. Black marble effect counter top with storage under plus separate tower storage unit.

### OUTSIDE

#### Front:

Brick paved driveway with parking for two cars, border with mature shrubs and side access to the right-hand side. The integral garage is divided into a storage area at the front and a family room at the rear.

#### Rear Garden:

Enclosed south east facing garden with brick bottom boundary, paved patio area next to the house, step up to the lawn and a raised brick border with mature shrubs.

#### Garage Storage Area:

Built-in cupboards with right-hand drainer stainless steel sink and freestanding washer dryer.

### OTHER INFORMATION

#### Approximate Area:

116.1sqm/1251sqft

#### Management:

Fully managed

#### Availability:

Immediately

#### Holding Deposit:

£426.92

#### Security Deposit:

£2134

#### Furnished/Unfurnished:

Unfurnished

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

St. Francis Primary School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

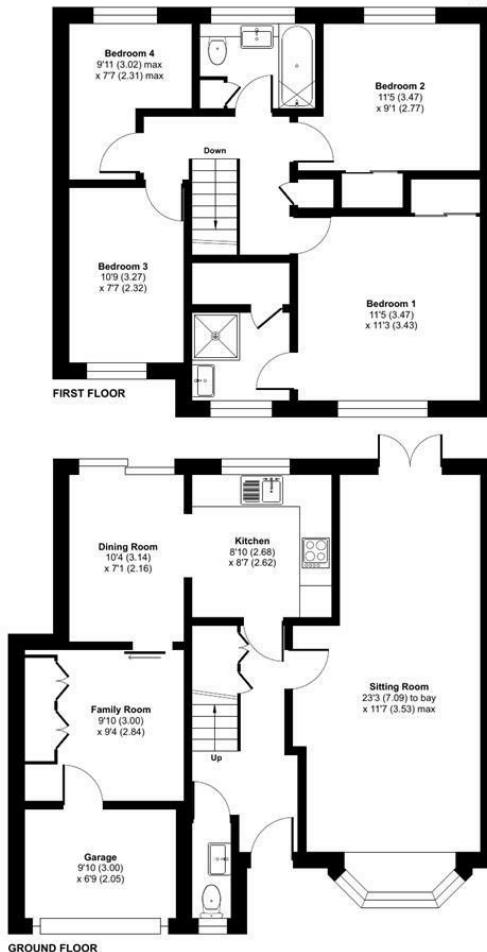
Band E

#### Local Council:

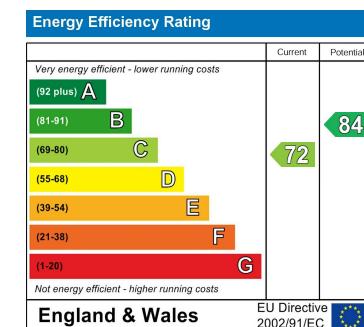
Test Valley Borough Council - 01264 368000



Ground Floor = 616 sq ft / 57.2 sq m  
 First Floor = 572 sq ft / 53.1 sq m  
 Garage = 63 sq ft / 5.8 sq m  
 Total = 1251 sq ft / 116.1 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: 1404432



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