



**Rowe
& Co.**

21 Sandringham Close, Knightwood Park

Hampshire

£575,000



21 Sandringham Close

Knightwood Park, Hampshire

INTRODUCTION

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This beautifully presented four-bedroom detached family home is situated in popular Knightwood park and is located in a tucked away location overlooking parkland. The ground floor accommodation comprises an entrance hall, sitting room, re-fitted kitchen/breakfast room, dining room and cloakroom. On the first floor are four well-proportioned bedrooms including a master bedroom with en-suite and a family bathroom both of which were renovated last year. Outside benefits include a driveway providing parking with EV charging point and a well-maintained rear garden.

LOCATION

Chandler's Ford is a popular location with a variety of shops, restaurants, and traditional pubs. There are outstanding local primary schools and the ever-sought-after Toynbee Secondary, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and to Southampton, both cities extensive range of facilities. The M3 and M27 are nearby, and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Toynbee School Catchment
- Garage & Driveway
- Knightwood Park
- Overlooking Local Green

21 Sandringham Close

Knightwood Park, Hampshire

INSIDE

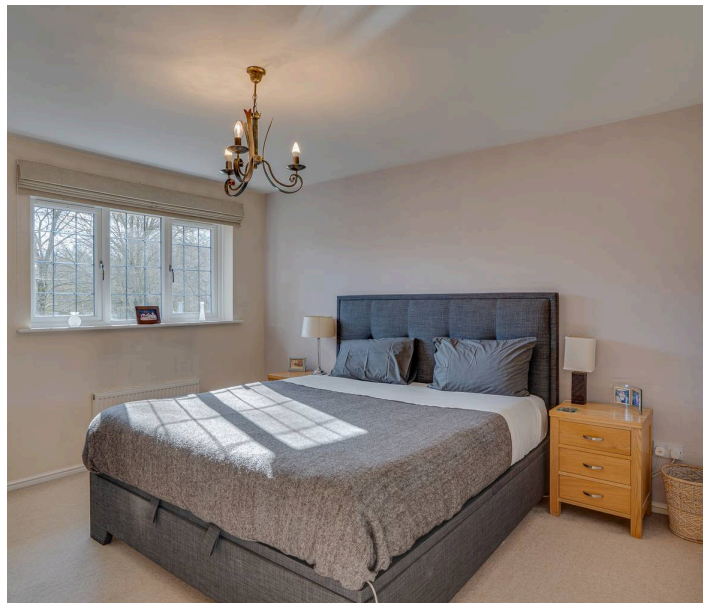
The front door opens into the entrance hall which has stairs to the first floor and a door leading to the dining room, which has a bay window to the front aspect. Double doors lead through to the sitting room which has patio doors opening to the rear garden. The kitchen is a double aspect room and has been re-fitted with a range of wall and base units with work tops over. There is a double oven, hob with extractor, washing machine and fitted dishwasher.

The cloakroom has been fitted with a WC and sink unit. On the first floor the landing provides access to all the bedrooms, the airing cupboard and the family bathroom. The master bedroom has a window to the front of the property and fitted wardrobes, there is an en-suite which has a window to the front and is fitted with a shower, sink unit and WC complementary tiling. Bedroom two can also be found to the front of the property with fitted wardrobes.

Both bedrooms three and four can be found to the rear of the property with windows overlooking the rear garden and fitted wardrobes. The family bathroom has been fitted with a white suite comprising of a panelled bath, sink unit, WC.

OUTSIDE

The property benefits from a lovely aspect to the front overlooking a park and there is a driveway providing parking for two cars along with a lawned front garden. The beautiful rear garden is enclosed and provides a paved seating area ideal for entertaining, the garden is laid to lawn with flower and shrub borders and gated pedestrian side access to the rear. Ornamental garden pond and decked area.



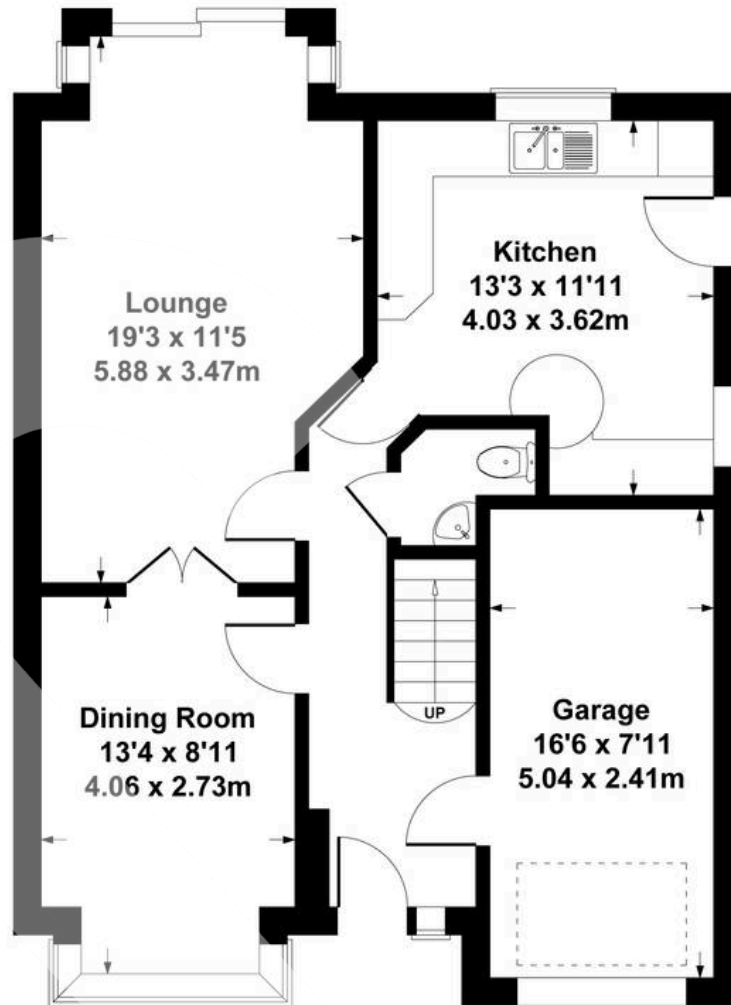
21 Sandringham Close

Approximate Gross Internal Area
1345 sq ft - 125 sq m
(Including Garage)

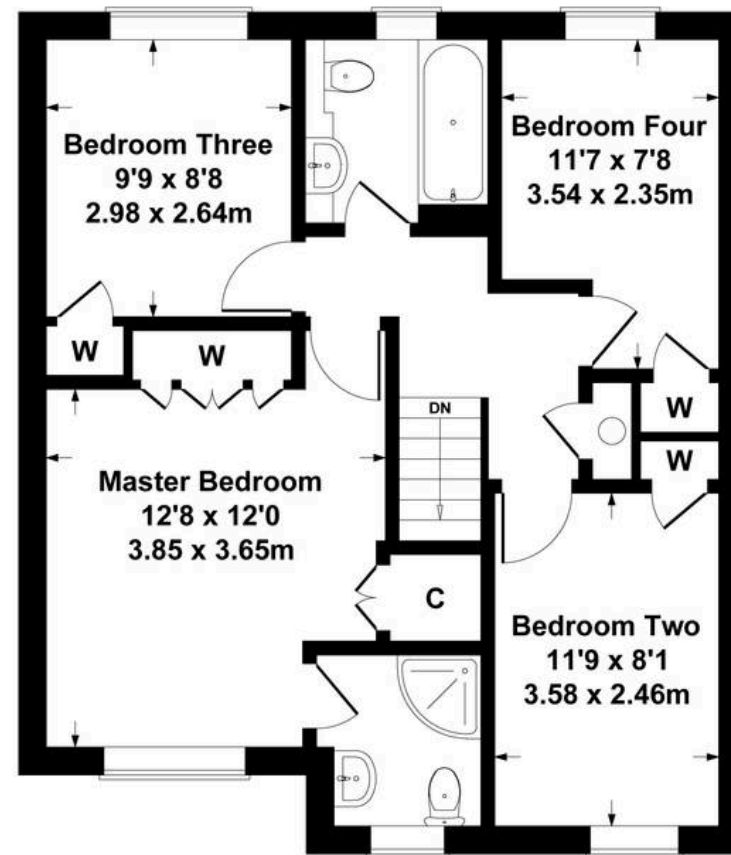
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Chandlers Ford,
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GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors window rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in the specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

