



11 Forest Road, Chandler's Ford, SO53 1NA

£800,000

A delightful four bedroom family home occupying a most attractive location on Forest Road which is a quiet street set within the heart of Hiltingbury. The location provides a leafy and convenient spot, within walking distance to a range of shops on Hiltingbury Road, Hiltingbury School, Community Centre and Hiltingbury lakes. The centre of Chandler's Ford is a short distance away with a wider range of amenities and easy access can be gained to Junction 12 of the M3. The property affords balanced flexible accommodation with the ground floor comprising of a main sitting room, snug with open fireplace and study together with a re-fitted kitchen/dining room, utility room and cloakroom. On the first floor is an impressive main bedroom with vaulted ceiling and en-suite shower room together with three double bedrooms, modern fitted bathroom and separate cloakroom. The property also benefits from a garage and a wrap around garden with a total plot size of approximately 0.14 of an acre which to the side provides a pleasant southerly aspect.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor.

Cloakroom:

White suite with chrome fittings comprising wash basin, wc.

Sitting Room:

14'8" x 14'2" (4.47m x 4.32m) Double doors to outside.

Snug:

13' x 12'6" (3.96m x 3.81m) Open fireplace, double doors to outside.

Study:

12'10" x 9'3" (3.91m x 2.82m)

Kitchen/Dining Room:

19' x 15' (5.79m x 4.57m) (approximate measurement) The kitchen area is fitted with a range of modern light blue units designed and installed by Harvey Jones, electric oven and microwave, electric hob with extractor hood over, integrated dishwasher, space for American style fridge/freezer, built in book case, part vaulted ceiling. The dining area affords space for table and chairs and double doors to outside.

Utility Room:

13'6" x 5'8" (4.11m x 1.73m) Range of cupboards, sink unit, space and plumbing for appliances, door to outside and door to garage.

First Floor

Landing:

16'6" (5.03m)

Bedroom 1:

14'10" x 10'3" extending to 14'2" (4.52m x 3.12m x 4.32m) Vaulted ceiling and feature window with window shutters.

En-Suite Shower Room:

White suite with chrome fittings comprising full width shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled wall and floors.

Bedroom 2:

13'2" x 12'2" (4.01m x 3.71m) Fitted wardrobes.

Bedroom 3:

13' x 10' (3.96m x 3.05m)

Bedroom 4:

12'10" x 8'8" (3.91m x 2.64m) Fitted wardrobe.

Bathroom:

8'1" x 5'10" (2.46m x 1.78m) White suite with chrome fittings comprising bath, separate shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled floor.

Cloakroom:

White suite with chrome fittings comprising wash basin, wc, tiled floor.

OUTSIDE

Front:

To the front of the property is a gravelled driveway affording off street parking. The garden extends to the front of the house and is screened by hedging and fencing and leads round to the side.

Side Garden:

The side garden measures approximately 41' x 32' enjoying a pleasant southerly aspect, with patio, lawned area enclosed by hedging and fencing. The garden extends round to the rear of the property.

Rear Garden:

Approximately 48' x 38' enjoying a patio, lawned area enclosed by hedging and fencing.

Garage:

16'2" x 9'6" (4.93m x 2.90m) Light and power.

OTEHR INFORMATION

Tenure:

Freehold

Approximate Age:

1950

Approximate Area:

182.4sqm/1965sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band F



Ground Floor = 986 sq ft / 91.6 sq m
 First Floor = 832 sq ft / 77.2 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1965 sq ft / 182.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2023. Produced for Sparks Ellison. REF: 1059522

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



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.

