



sparks ellison

22 Beechwood Crescent, Chandler's Ford, SO53 5PA

£1,100,000

An outstanding family home affording particularly spacious well proportioned rooms that extend to approximately 2826sqft. This magnificent property was designed and extended by the current vendors with an emphasis on clever design and accommodation that affords a degree of flexibility providing some wonderful entertaining spaces and spectacular bedrooms to the first floor, three of which benefit from en-suite facilities. The total plot extends to approximately 0.26 of an acre with a rear garden measuring approximately 134ft in length which has been cleverly landscaped to provide outdoor entertaining spaces and children's play area. Beechwood Crescent is a highly sought after road being in a quiet residential area known as the Parish of Ampfield to the north west corner of Chandler's Ford falling within the catchments for the popular Hiltingbury and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

18'9" x 15'4" (5.72m x 4.67m) Stairs to first floor with cupboard under, door to garage, fitted storage cupboards, bay window with storage units, oak floor.

Cloakroom:

Modern white suite comprising wash basin with cupboard under, w.c, fitted cupboards and coat hanging space.

Sitting Room:

23'8" x 13'10" (7.21m x 4.22m) Bifold doors to rear garden, oak floor.

Study:

9'10" x 7'3" (3.00m x 2.21m) Oak floor.

Family Room:

12'9" x 11' (3.89m x 3.35m) Bay window, acoustic panel wall, oak floor.

Kitchen/Dining/Family Room:

The kitchen area is fitted with a comprehensive range of cream gloss units, central island unit with matching cupboards and wooden worktop, AEG oven, microwave and warming drawer, electric hob with extractor hood over, integrated dishwasher, space for American style fridge freezer, breakfast bar seating four/five. The dining area affords seating and space for further table and chairs with a sitting area providing ample space for sofas with bifold doors leading out to the rear garden, oak floor.

Utility Room:

6'7" x 5'9" (2.01m x 1.75m) Space and plumbing for appliances, sink unit, storage cupboards.

FIRST FLOOR

Landing:

Feature skylight allowing for plenty of natural light, double linen cupboard.

Bedroom 1:

17'8" x 15'1" (5.38m x 4.60m) Juliette balcony with double doors overlooking the rear garden.

Dressing Room:

9'4" x 5'9" (2.84m x 1.75m) Hanging rail and shelving, drawer units.

En-suite Bathroom:

11' x 9'5" (3.35m x 2.87m) Modern white suite comprising bath, corner shower cubicle, double sink unit on wooden stand, w.c., tiled floor.

Bedroom 2:

14'6" x 13'10" (4.42m x 4.22m) Juliette balcony with double doors overlooking rear garden.

En-suite Shower Room:

11'8" x 3'3" (3.56m x 0.99m) Modern white suite comprising shower cubicle with glazed screen, wash basin with cupboard under, w.c., tiled floor.

Bedroom 3:

13'1" x 11'7" (3.99m x 3.53m)

En-suite Shower Room:

9'8" x 4' (2.95m x 1.22m) Modern white suite comprising shower cubicle with glazed screen, wash basin with cupboard under, w.c., tiled floor.

Bedroom 4:

14'2" x 11'7" (4.32m x 3.53m) Built in wardrobe, fitted storage and drawer units.

Bathroom:

10'1" x 9'1" (3.07m x 2.77m) Modern white suite comprising free standing bath, shower cubicle with glazed screen, wash basin with cupboard under, w.c., tiled floor.

OUTSIDE

Front:

To the front of the property is a large gravel driveway affording off street parking for several vehicles, lawned area enclosed by hedging and fencing, side access to rear garden.

Rear Garden:

A particularly attractive feature of the property measuring approximately 134ft in length. Adjoining the house is a full width patio leading onto lawned areas and further patio and feature garden pond, well stocked flower and shrub borders and sleeper edging. To the rear of the garden is a children's play area and garden shed. Adjacent to the pond is a screened area with the pump and filtration units.

Garage:

18'6" x 8'8" (5.64m x 2.64m) Electric door, boiler, light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1930's - Extended in 2013

Approximate Area:

2826sqft/262.5sqm (Including garage and limited use areas)

Sellers Position:

Looking for forward purchase

Heating:

Gas underfloor heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band E

Local Council:

Test Valley Borough Council - 01264 368000



Ground Floor = 1375 sq ft / 127.7 sq m
 First Floor = 1159 sq ft / 107.6 sq m
 Garage = 158 sq ft / 14.6 sq m
 Limited Use Area(s) = 134 sq ft / 12.4 sq m
 Total = 2826 sq ft / 262.5 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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