



sparky ellison

Navigation Rise 228 Twyford Road, Allbrook, SO50 4LF

£875,000

A quite outstanding home affording a magical location set within a plot of approximately 0.33 of an acre with a stunning rear garden backing onto the River Itchen Navigation Channel with views out across the water meadows. The house has been transformed both inside and out by the current owners affording a stylish and captivating interior and degree of flexibility in how the accommodation is used. The property could also be transformed into a main house and annexe or enjoyed as one family home. The accommodation commences with a wonderful reception hall leading to a 23'2" x 14' sitting room with feature log burner, a comprehensively re-fitted kitchen/breakfast room, separate dining room, bedroom four/study, and utility room and cloakroom. The main house also provides two double bedrooms, one of which is en-suite. Bedroom 1 benefits from a Juliette balcony overlooking the rear garden and further en-suite shower room. To the front of the property is parking for several vehicles and to the rear a garden measuring approximately 146' which has been landscaped to provide mature planted areas and spectacular outdoor entertaining spaces. In addition to this is a double garage. The location backing onto the River Itchen Navigation Channel and the water meadows is undoubtedly an outstanding feature, with the centre of Chandlers Ford and town centre of Eastleigh a short distance away and easy access to Junction 12 of the M3 providing links to Southampton and Winchester.

ACCOMMODATION

Ground Floor

Entrance Lobby:

Tiled floor with underfloor heating.

Bedroom 4/Study:

8' x 7'9" (2.44m x 2.36m) Hatch to loft space.

Reception Hall:

13'2" x 6'9" (4.01m x 2.06m) Tiled floor with underfloor heating, stairs to first floor with cupboard under.

Sitting Room:

23'2" x 14'6" (7.06m x 4.42m) Feature log burner, triple aspect windows and bi-fold doors to rear garden.

Dining Room:

11'10" x 9'9" (3.61m x 2.97m)

Kitchen/Breakfast Room:

16'6" x 13'2" (5.03m x 4.01m) Re-fitted with a comprehensive range of grey and cream coloured shaker style units and measurement up to a range of wall to wall cupboards and recess for an American style fridge/freezer, Neff electric double oven, Bosch gas hob and extractor hood over, integrated Bosch dishwasher, Bosch microwave, island unit providing breakfast bar and seating for three, tiled floor with underfloor heating, double doors to rear garden.

Utility Room:

7'8" x 5'10" (2.34m x 1.78m) Storage cupboard, space and plumbing for appliances, tiled floor with underfloor heating, door to rear garden, hatch to loft space housing boiler.

Shower Room:

6'2" x 5'10" (1.88m x 1.78m) Re-fitted modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled floor.

Lobby:

Stairs up to bedroom 1.

Bedroom 1:

18' x 11'9" (5.49m x 3.58m) Double doors and Juliette balcony overlooking the rear garden, built in wardrobes.

En-Suite Shower Room:

6'6" x 5'6" (1.98m x 1.68m) Re-fitted modern white suite comprising corner shower cubicle with glazed screen, wash basin with drawers under, wc, double mirror fronted cupboard, tiled walls and floor.

First Floor

Main Landing:

Hatch to loft space, airing cupboard.

Bedroom 2:

16'4" x 10' (4.98m x 3.05m) Measurement up to a range of full width fitted wardrobes, eaves storage.

En-Suite Shower Room:

7' x 5' (2.13m x 1.52m) Re-fitted white suite with chrome fittings comprising corner shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled walls and floor.

Bedroom 3:

12' x 9'10" (3.66m x 3.00m) Measurement up to range of wall to wall fitted wardrobes, eaves storage.

Bathroom:

7'2" x 6'2" (2.18m x 1.88m) Re-fitted white suite comprising P shaped bath with mixer tap, separate shower unit over and glazed screen, wash basin with cupboard under, wc, tiled walls and floor.

OUTSIDE

The total plot extends to approximately 0.33 of an acre and represents a particularly outstanding feature of the property.

Front:

To the front of the property is a driveway which affords off street parking for

several vehicles, adjacent lawned garden and well stocked planted borders with pathway to front door, two side gates to rear garden.

Rear Garden:

The rear garden is approximately 146' in length and commands outstanding views over the River Itchen Navigation Channel and water meadows. Adjoining the rear of the house is a full width paved patio and brick paved area, leading onto a Millboard deck with pizza oven providing outstanding entertaining spaces. Meandering pathways take you through tiered and well stocked borders with an abundance of mature shrubs and plants from top to bottom. A path leads to a raised partly covered deck which provides beautiful views over the river and at the very bottom of the garden is a further sitting area adjacent to the river.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1986

Approximate Area:

2087sqft/193.8sqm (Including garage and limited use areas)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

Powder coated aluminium windows installed in 2015 and 2021

Loft Space:

Three loft spaces, one of which is boarded.

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

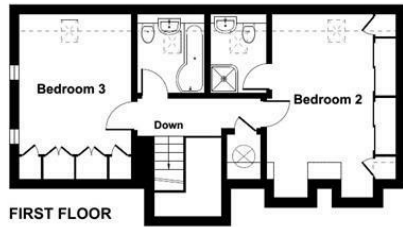
Band F



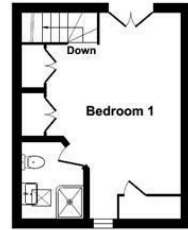


Denotes restricted head height

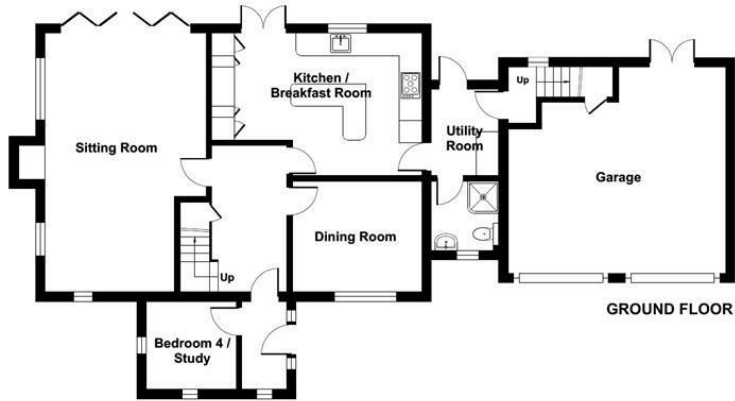
Ground Floor = 984 sq ft / 91.4 sq m
 First Floor = 425 sq ft / 39.4 sq m
 Garage Ground Floor = 354 sq ft / 32.8 sq m
 Garage First Floor = 260 sq ft / 24.1 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Total = 2087 sq ft / 193.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1124758

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.



