



14 Sherwood Road, Chandler's Ford, SO53 5DE

£750,000

A wonderful four bedroom detached chalet style property located on one of Chandler's Ford's most sought after roads within the heart of Hiltingbury. The property occupies a wonderful plot of approximately 0.23 of an acre with a delightful rear garden measuring approximately 115 in length affording a pleasant and established westerly aspect. The property itself affords a degree of flexibility in how the accommodation is used and set up and to the ground floor provides a spacious entrance hall leading to a 23ft sitting room, 23'6" kitchen/dining room, study, main bedroom with en-suite, further bedroom and bathroom. On the first floor are two further bedrooms. To the front of the property is a large gravel driveway affording parking for several vehicles with double gates to a useful covered area and garage. The property also lends itself to extending into a sizeable family home subject to the normal planning consents, the likes of which have been constructed in recent years in the area. Sherwood Road is conveniently placed for access to the centre of Chandler's Ford, Hiltingbury Lakes, Thornden School and junction 12 of the M3.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

11'2" x 9'4" (3.40m x 2.84m) Parquet floor.

Internal Hallway:

Wood block flooring, coats cupboard.

Sitting Room:

23' x 15' x 11'2" (7.01m x 4.57m x 3.40m) Open fireplace, patio doors to rear garden.

Kitchen/Dining Room:

23'6" x 9'2" x 8'11" (7.16m x 2.79m x 2.72m) The kitchen area is fitted with a range of units, space and plumbing for appliances, door to outside. The dining area affords space for table and chairs with patio doors to rear garden.

Study:

11'9" x 9'4" (3.58m x 2.84m) Tiled floor.

Bedroom 1:

11'5" x 9'9" (3.48m x 2.97m) Measurement up to range of wall to wall fitted wardrobes, bay window.

En-suite Shower Room:

Suite comprising shower cubicle, wash basin, w.c., tiled walls and floor.

Bedroom 2:

11'7" x 11'4" (3.53m x 3.45m) Parquet floor, bay window.

Bathroom:

10'2" x 6'6" (3.10m x 1.98m) White suite comprising bath with mixer tap and shower attachment, separate shower unit over, wash basin, w.c., tiled floor, double storage cupboard housing boiler.

FIRST FLOOR

Landing:

Bedroom 3:

16'10" x 8'11" (5.13m x 2.72m) Fitted wardrobe, eaves access.

Bedroom 4:

12' x 10'6" x 9' (3.66m x 3.20m x 2.74m) Eaves access.

OUTSIDE

The total plot extends to approximately 0.23 of an acre and represents a particularly attractive feature of the property.

Front:

To the front of the property is a large gravel drive affording parking for several vehicles with adjacent lawned area enclosed by hedging. Double gates lead to a useful covered area measuring approximately 21' x 8'10" with sink unit and plumbing for washing machine.

Garage:

20'7" x 9'2" extending to 12' (6.27m x 2.79m extending to 3.66m) Light and power, rear door.

Rear Garden:

The rear garden is a stunning feature of the property measuring approximately 115ft in length and affording a pleasant westerly aspect. A patio adjoins the property leading onto a good size lawn surrounded by flower and shrub borders and enclosed by hedging and fencing, two greenhouses.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1950's

Approximate Area:

138.9sqm/1496sqft

Sellers Position:

Found property to purchase with no chain

Heating

Gas central heating

Windows:

Part UPVC, part aluminium double glazed

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band F

Local Council:

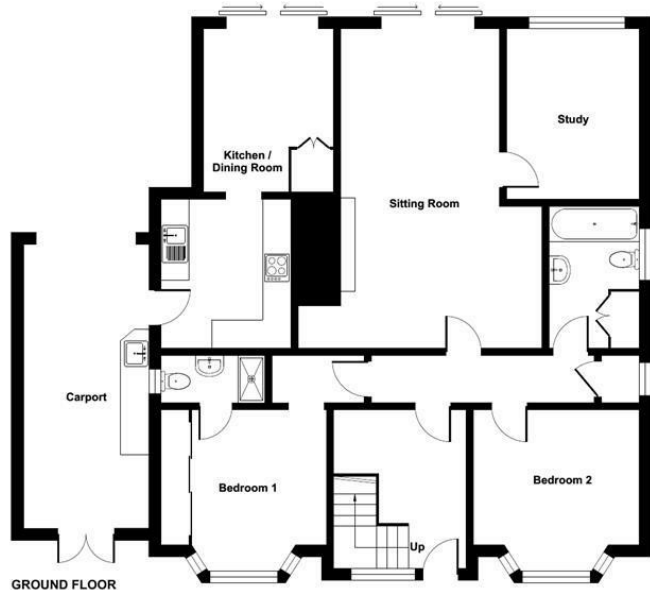
Eastleigh Borough Council - 02380 688000



Ground Floor = 1225 sq ft / 133.8 sq m (excludes carport)
 First Floor = 271 sq ft / 25.1 sq m
 Total = 1496 sq ft / 138.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sparks Ellison. REF: 1151505



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		65	
(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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