



sparks ellison



# 12 Charlecote Drive, Chandler's Ford, SO53 1SF

£550,000

Being sold for the first time since it's original sale as a new build in 1983, is this unique detached family home situated in a desirable cul de sac and offered for sale with no forward chain. The original design was altered pre-build by the current seller to create a three bedroom, two bathroom home with the flexibility of a fourth bedroom on the ground floor. In addition to this is a kitchen/breakfast room, dining room, sitting room and a double garage. The property sits in an attractive plot and sides on to Flexford Nature Reserve. There is the added benefit of potential for extension in a number of ways, subject to relevant planning permissions, and Charlecote Drive sits within catchment for both Hiltingbury and Thornden Schools.

## ACCOMMODATION

### GROUND FLOOR

**Entrance Vestibule:**

Built in coats cupboard.

**Cloakroom:**

4'9" x 4'3". (1.45m x 1.30m) Comprising wash hand basin, wc.

**Inner Hallway:**

Built in storage cupboard.

**Dining Room:**

14' x 12'2" (4.27m x 3.71m) Stairs to first floor.

**Sitting Room:**

17'3" into bay x 12'1" (5.26m into bay x 3.68m) Brick built fireplace surround and hearth.

**Study/Bedroom 4:**

9'10" x 7'2" (3.00m x 2.18m)

**Kitchen/Breakfast Room:**

22'1" max x 10'3" (6.73m max x 3.12m) Built in double oven, built in microwave, built in electric hob, fitted extractor hood, integrated dishwasher, integrated fridge, integrated freezer, integrated washing machine, space for table and chairs.

### FIRST FLOOR

**Landing:**

Built in airing cupboard.

**Bedroom 1:**

13'1" x 10'7" (3.99m x 3.23m) Two built in wardrobes.

**En Suite:**

9'1" x 6'5" (2.77m x 1.96m) Comprising shower in cubicle, wash hand basin, wc., built in storage cupboard.

**Bedroom 2:**

14'2" x 10'1" (4.32m x 3.07m) Built in double wardrobe.

**Bedroom 3:**

9'6" x 8'4" (2.90m x 2.54m) Built in wardrobe.

**Bathroom:**

9'1" x 6'5" (2.77m x 1.96m) Comprising bath with shower attachment, wash hand basin, wc.

## OUTSIDE

**Front:**

Comprising area laid to lawn, driveway providing off road parking for several vehicles, garden shed. The garden extends along the side of the property leading to the rear garden.

**Rear Garden:**

Measures approximately 62' x 40' max and comprises paved patio area, area laid to lawn, mature plants. The garden sides on to Flexford Nature Reserve.

**Garage:**

17' x 16'8" With twin up and over doors, power and light, wall mounted boiler.

## OTHER INFORMATION

**Tenure:**

Freehold

**Approximate Age:**

1982/1983

**Approximate Area:**

1611sqft/149.5sqm (Including garage)

**Sellers Position:**

No forward chain

**Heating:**

Gas central heating

**Windows:**

UPVC double glazing

**Loft Space:**

Partially boarded

**Infant/Junior School:**

Hiltingbury Infant/Junior School

**Secondary School:**

Thornden Secondary School

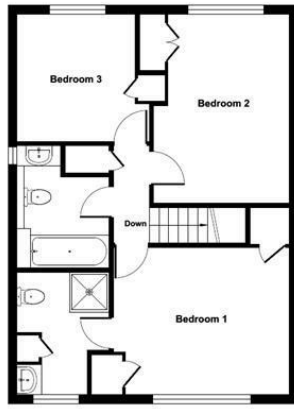
**Local Council:**

Eastleigh Borough Council - 02380 688000

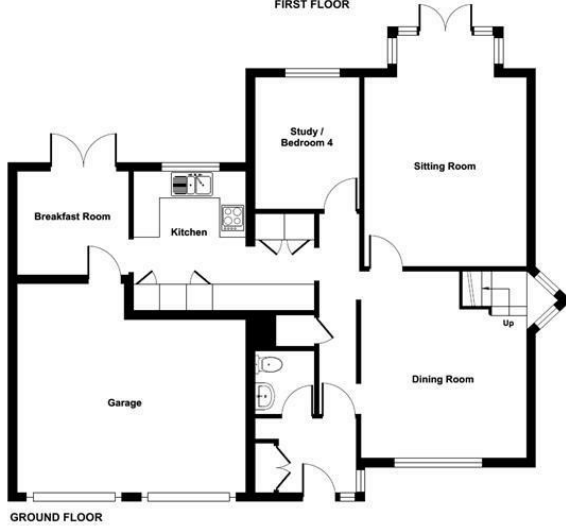
**Council Tax:**

Band E

Ground Floor = 782 sq ft / 72.6 sq m  
 First Floor = 574 sq ft / 53.3 sq m  
 Garage = 255 sq ft / 23.6 sq m  
 Total = 1611 sq ft / 149.5 sq m  
 For identification only - Not to scale

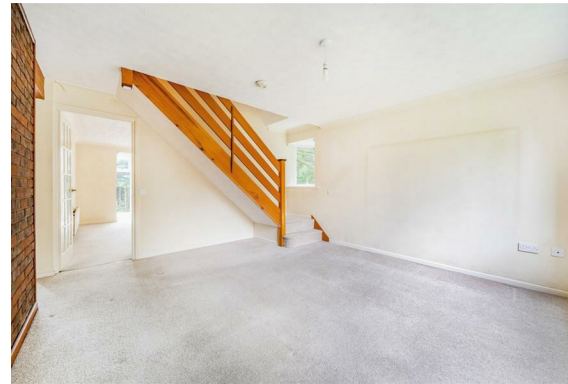


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1182143



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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