



sparks ellison

# 18 Common Road, Chandler's Ford, SO53 1HP

£1,095,000

A stunning presented detached family home located in a favourable central position within Chandler's Ford. The property was constructed with much care by a local developer and provides a wonderful family home with well proportioned rooms and a great layout for home living and entertaining. The property has high sustainability credentials to include solar panels, cavity wall insulation and underfloor heating, the results on the energy saving can be viewed in the EPC graph. The current owners have utilised a professional interior designer to maximise the feel and flow of the home. There are four good size bedrooms with two benefitting with en suites and the master boasting a dressing room. The ground floor provides fantastic space for the family with a wonderful kitchen/breakfast/dining room that flows into a family room. There is also a sitting room boasting built in units and a log burner and a useful study for home working. Common Road sits within catchment for Thornden School.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

5'3" x 3'5" (1.60m x 1.04m) Comprising wash hand basin, wc.

#### Study:

8'11" x 8'9" (2.72m x 2.67m)

#### Sitting Room:

16'10" x 11'11" (5.13m x 3.63m) Fitted log burner, media unit, storage unit.

#### Family Room:

11'11" x 11'3" (3.63m x 3.43m)

#### Kitchen/Breakfast Room:

20'10" x 20'9" (6.35m x 6.32m) Twin built in ovens, built in electric hob, fitted extractor hood, space for fridge freezer, integrated dishwasher, breakfast bar, space for table and chairs, built in wine rack, boiler in cupboard, built in storage cupboard.

#### Utility Room:

7' x 5'7" (2.13m x 1.70m) Space and plumbing for washing machine, space for tumble dryer.

### FIRST FLOOR

#### Landing:

#### Bedroom 1:

13'1" x 11'11" (3.99m x 3.63m) Fitted wardrobes, built in cupboard housing water tank.

#### Dressing Rom:

11'6" x 10'7" (3.51m x 3.23m) Built in storage providing drawer and cupboard space.

#### En Suite:

6'4" x 4'6" (1.93m x 1.37m) Comprising open ended shower enclosure, wash hand basin and wc inset to vanity unit.

#### Bedroom 2:

11'11" x 11' (3.63m x 3.35m)

#### En Suite:

6'11" x 5'7" (2.11m x 1.70m) Comprising shower in cubicle, wash hand basin, wc. tiled walls, tiled floor.

#### Bedroom 3:

11'10" x 11'10" (3.61m x 3.61m) Built in wardrobes along one wall.

#### Bedroom 4:

11'11" x 8'8" (3.63m x 2.64m)

#### Bathroom:

7'7" x 6'7" (2.31m x 2.01m) Comprising bath with shower over, wash hand basin, wc.

### OUTSIDE

#### Front:

Large gravel driveway providing off road parking for several vehicles, side access to rear garden.

#### Rear Garden:

Measures approximately 62' x 34' benefiting from a pleasant southerly and open aspect comprising paved patio area, area laid to lawn, outside tap, outside power point, garden shed.

#### Garage:

19' x 9'9" (5.79m x 2.97m) With electric roller door, power and light, door to garden.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

2011 - 2013

#### Approximate Area:

2196sqft/204sqm (Includes limited use areas and garage)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Underfloor heating throughout down stairs with individual room controls and gas central heating upstairs.

#### 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

#### Council Tax:

Band F

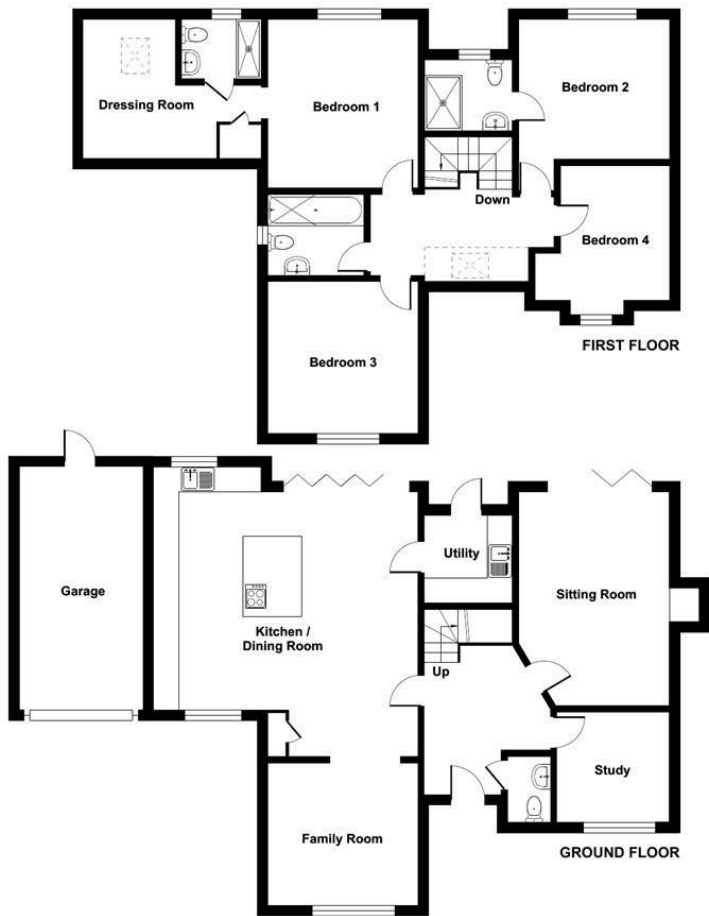
#### Local Council:

Eastleigh Borough Council - 02380 688000



Denotes restricted head height

Ground Floor = 1054 sq ft / 97.9 sq m  
 First Floor = 932 sq ft / 86.6 sq m  
 Limited Use Area(s) = 22 sq ft / 2 sq m  
 Garage = 188 sq ft / 17.4 sq m  
 Total = 2196 sq ft / 204 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1176906



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>95</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</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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