



# 1 Grosvenor Road, Chandler's Ford, SO53 5BU

£1,200,000

A spectacular family home affording accommodation on a grand scale that totals just under 4000sqft perfectly balanced over two floors and offering a degree of versatility in how it is used. The property also lends itself to creating a self contained annexe and is well suited to multi generation living. This magnificent home is set within a plot of approximately 0.25 of an acre affording a pleasant southerly aspect to the rear. Grosvenor Road is located in the heart of Hiltingbury and within walking distance to Hiltingbury Lakes, Thornden School, shops and bus services to Southampton and Winchester. This captivating home is presented in fantastic condition throughout with the ground floor providing fashionable open plan living together with separate private spaces. Outside the property provides a driveway affording plenty of parking and to the rear a spacious deck and patio area ideal for outside entertaining leading onto a good sized level lawn.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Stairs to first floor.

#### Snug:

13'11" x 13'1" (4.24m x 3.99m) Electric fire.

#### Study:

12'5" x 10'10" (3.78m x 3.30)

#### Dining Room:

17'3" x 13' (5.26m x 3.96m) Fireplace with gas coal effect fire.

#### Family Room:

32'6" x 14'6" (9.91m x 4.42m) Fireplace, bay window, bi-fold doors to rear garden, two skylight windows, space for sofas.

#### Kitchen:

28' x 22'4" (8.53m x 6.81m) The kitchen area is fitted with a modern range of comprehensive shaker style contrasting gloss units, range style oven and hob with extractor hood over, integrated dishwasher, island unit/breakfast bar, pantry.

#### Lobby:

Door to rear garden.

#### Shower Room:

Modern white suite comprising double width shower cubicle, wash basin, wc, tiled floor.

#### Utility Room:

Range of units, space and plumbing for appliances.

#### Games Room:

25' x 19'10" (7.62m x 6.05m) Sitting area, door to outside, boiler, study area.

### First Floor

#### Landing:

Double airing cupboard, hatch to loft space.

#### Bedroom 1:

20'3" x 13'4" (6.17 x 4.06m) Walk in wardrobe 11' x 6'6" (3.35m x 1.98).

#### En-Suite:

Modern white suite comprising bath with mixer tap and shower attachment, sperate shower cubicle, wash basin with cupboard under, wc, tiled floor.

#### Bedroom 2:

16'1" x 10' (4.90m x 3.05m) Walk in wardrobe.

#### Bedroom 3:

14'10" x 10'10" (4.52m x 3.30m) Dual aspect windows.

#### Bedroom 4:

13'6" x 10'8" (4.11m x 3.25m) Dual aspect windows.

#### Bedroom 5:

11'4" x 11' (3.45m x 3.35m)

#### Bathroom:

Modern white suite with chrome fitments comprising bath with mixer tap and shower attachment, double width shower cubicle, wash basin with cupboard under, wc, tiled floor, hatch to loft space.

## OUTSIDE

The total plot extends to approximately 0.25 of an acre.

#### Front:

To the front of the property is a block paved driveway affording parking for several vehicles with adjacent tiered planted area with mature shrubs, side access to rear garden.

#### Rear Garden:

The rear garden measures approximately 82' x 75' and enjoys a southerly aspect. Adjoining the house is a large decked area and pergola leading onto a patio ideal for outside entertaining, steps lead down to a good sized level lawn, further deck and sleeper edging, side double gates affording vehicular access.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

Originally 1950's extended in 2001 and 2015

#### Approximate Area:

3913sqft/363.5sqm

#### Sellers Position:

Looking for forward purchase

#### Loft Space:

2 Lofts, one partially boarded

#### Infant/Junior School:

Chandlers Ford Infant School / Merdon Junior School

#### Secondary School:

Thornden Secondary School

#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Council Tax:

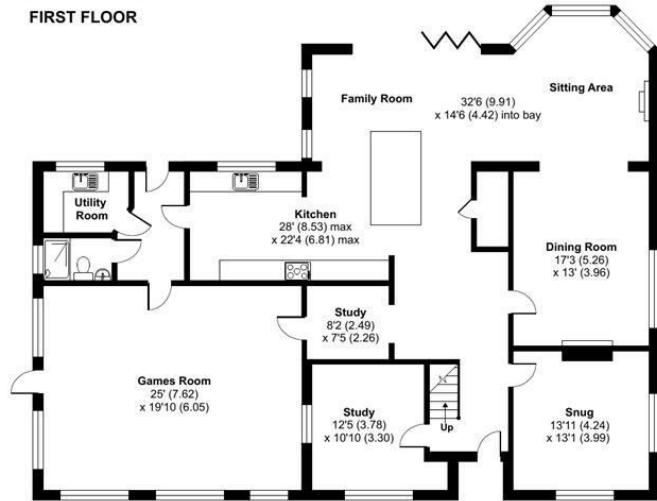
Band E

Approximate Area = 3913 sq ft / 363.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 73                      | 80        |
| (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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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.



