



sparks ellison

59 Merdon Avenue, Chandler's Ford, SO53 1GD

£995,000

An wonderful and elegant Neo Georgian style detached family home benefiting from accommodation that totals approximately 2813sqft. On entering the property you are welcomed by a magnificent reception hall measuring approximately 22' x 14' 2" which leads to all principal rooms on the ground floor. In addition to this is a spacious 18' x 16' sitting room, re-fitted 17' 10" x 11'10" kitchen/breakfast room, separate dining room, study, utility and re-fitted cloakroom. On the first floor are five generous bedrooms together with an en-suite and family bathroom. The total plot extends to approximately 0.43 of an acre with the house itself being set back from Merdon Avenue along a driveway that measures approximately 270ft and therefore affords a high degree of seclusion and privacy. There is also the benefit of a detached double garage and the property is being sold with no forward chain. Merdon Avenue lies within the heart of Chandler's Ford and Hiltingbury and is conveniently placed for access to the centre, bus services to Southampton and Winchester and local schools to include Thornden.

ACCOMMODATION

GROUND FLOOR

Enclosed Porch:

21'8" x 4'8" (6.60m x 1.42m)

Reception Hall:

22' x 14'2" max (6.71m x 4.32m max) Oak flooring, stairs to first floor with cupboard under.

Cloakroom:

8'6" x 5'4" (2.59m x 1.63m) Re-fitted modern white suite comprising wash basin with curved countertop and storage cupboards under, WC, tiled floor.

Study:

12' x 8' (3.66m x 2.44m)

Sitting Room:

18' x 16' excluding bay window (5.49m x 4.88m) Ornate marble fireplace incorporating log burner, double doors to dining room.

Dining Room:

14' x 11'10" (4.27m x 3.61m) Double doors to rear garden.

Kitchen/Breakfast Room:

17'10" x 11'10" (5.44m x 3.61m) Comprehensive range of shaker style units with stainless steel furniture and composite worktops, island unit, Range style electric oven and gas hob, integrated dishwasher, American style fridge freezer, space for table and chairs.

Utility Room:

15'8" x 8' (4.78m x 2.44m) Range of units, space and plumbing for appliances, tiled floor, boiler, door to outside.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

21' x 11'7" (6.40m x 3.53m) Fitted wardrobes.

En-Suite Bathroom:

9'10" x 7'11" (3.00m x 2.41m) Suite comprising bath, double width shower cubicle, wash basin with cupboards under, WC, tiled walls.

Bedroom 2:

11'11" x 11' (3.63m x 3.35m) Measurement up to fitted wardrobes.

Bedroom 3:

11'11" x 10'10" (3.63m x 3.30m) Measurement up to fitted wardrobes.

Bedroom 4:

11'10" x 9' (3.61m x 2.74m)

Bedroom 5:

11'10" x 8'6" (3.61m x 2.59m)

Bathroom:

8'7" x 7'9" (2.62m x 2.36m) Suite comprising corner bath, separate corner shower cubicle, wash basin with cupboard under, WC, tiled walls.

Walk-in Airing Cupboard:

8' x 5'4" (2.44m x 1.63m) Shelving, hot water cylinder, window to the side.

OUTSIDE

Front:

From the pavement to the front of the house is a driveway that measures approximately 270 ft in length flanked by mature planted areas incorporating various shrubs and trees. This opens to an area that provides off street parking for numerous vehicles and leads to the double garage. Side access to rear garden. To the east side of the property is a brick paved terrace together with a garden shed/workshop. To the west side is an area of lawn, planted border and garden shed.

Rear Garden:

To the rear of the property is a good size lawned area with patio adjoining the house surrounded and enclosed by mature hedging.

Double Garage:

18'2" x 16'1" (5.54m x 4.90m) Light and power.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

1976

Approximate Area:

2813sqft/261.3sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

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

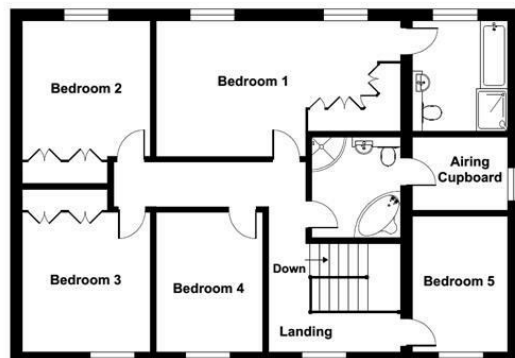
Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.

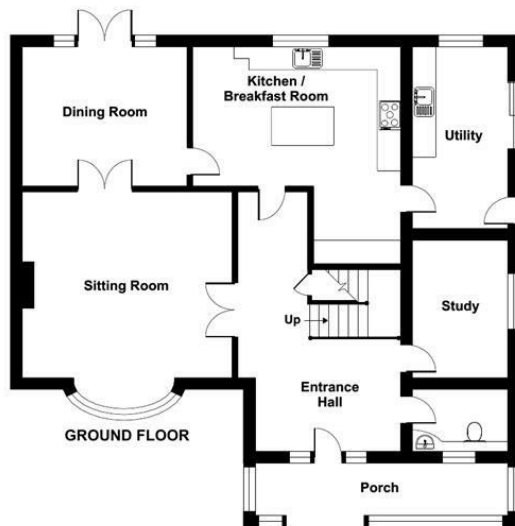




Ground Floor = 1343 sq ft / 124.8 sq m
 First Floor = 1186 sq ft / 110.2 sq m
 Garage = 284 sq ft / 26.3 sq m
 Total = 2813 sq ft / 261.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1247464.



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