



sparky ellison

39 Charlecote Drive, Chandlers Ford, SO53 1SF

£565,000

An impressive four bedroom detached family home affording a host of wonderful attributes set within a quiet cul-de-sac in the heart of the popular North Millers Dale area. North Millers Dale itself benefits from a Gastro pub and the Flexford Nature Reserve within walking distance. An excellent range of shops on Ashdown Road and Hiltingbury Road together with Hiltingbury Schools, Hiltingbury Community Centre and Leisure Centre are also within walking distance. The property itself benefits from a good size sitting/dining room together with a modern fitted kitchen/breakfast room and spacious utility room which is complimented by a further reception room on the ground floor that could be used as a dining room or snug. On the first floor, the main bedroom benefits from an en-suite shower room and three further good size bedrooms which benefit from wardrobes together with a modern fitted bathroom. To the front of the property is a generous driveway affording off street parking for several vehicles. The rear garden is a particularly attractive feature measuring approximately 43'6" x 32' with fabulous entertaining spaces incorporating a circular gazebo and additional outbuilding incorporating a bar and sitting area. The property is also being offered for sale with no forward chain.

ACCOMMODTAION

Ground Floor

Reception Hall:
Stairs to first floor.

Sitting/Dining Room:
25'2" x 9' (7.66m x 2.75m)Contemporary style electric fire, double doors to rear garden.

Inner Hallway:
Under stairs cupboard.

Dining/Family Room:
16'3" x 8'8" (4.95m x 2.63m) Tiled floor

Cloakroom:
Modern fitted suite comprising wash basin, WC, tiled walls and floor.

Kitchen/Breakfast Room:
14'6" x 9'2" (4.43m x 2.79m) Range of units, electric double oven, electric hob with extractor hood over, integrated fridge/freezer, microwave and dishwasher, breakfast bar, tiled floor.

Utility Room:
8'11" x 6'11" (2.73m x 2.11m) Range of units, space and plumbing for appliances, sink unit, tiled floor, door to garden.

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
12'6" x 11'9" (3.81m x 3.57m) Range of wall to wall fitted wardrobes.

En-Suite Shower Room:
Modern white suite comprising shower cubicle, wash basin, WC, tiled walls,

Bedroom 2:
11'3" x 11'2" (3.44m x 3.40m) Walk in wardrobe and built-in wardrobe.

Bedroom 3:
13'6" x 8' (4.12m x 2.45m) Fitted wardrobes.

Bedroom 4:
9'7" x 9' (2.91m x 2.74m) Built in wardrobe.

Bathroom:
Modern white suite comprising P shaped bath with shower unit over and glazed screen, wash basin with cupboard under, WC.

OUTSIDE

Front:
To the front of the property is a generous driveway affording off street parking for several vehicles and side access to rear garden.

Rear Garden:
Approximately 43'6" x 32' Paved area and lawned area enclosed by hedging and fencing, circular pitched roof gazebo with central table and seating around. A decked area with a covered roof incorporates a bar and two bar swings with adjacent storage room, space for table and chairs, two garden sheds.

Garage:
Boiler

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1980

Approximate Area:
147.6sqm/1590sqft (Including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with ladder and light connected

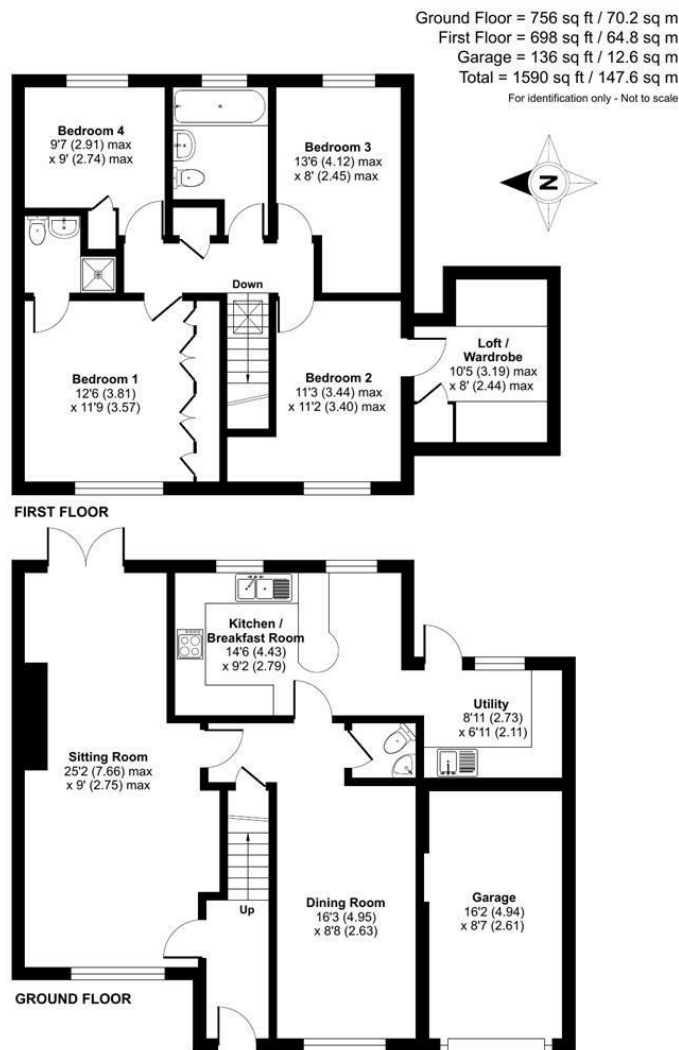
Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax
Band E

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 £60 including vat for these checks regardless of the number of buyers involved.



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: 1264421



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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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