



sparks ellison

The White House 77 Lakewood Road, Chandler's Ford, SO53 5AD

£1,750,000

Located on the highly sought-after Lakewood Road, this magnificent Edwardian detached home offers a perfect blend of character and modern living. Set within an impressive plot of approximately 0.7 acres, surrounding the house predominately on three sides, the property provides a high level of privacy while allowing an abundance of natural light to flood the garden from the south side and into the interior. The total accommodation extends to approximately 3226 sqft (including garage) and upon entering, you are greeted by captivating well-proportioned rooms that exude charm and elegance. The home boasts four spacious reception rooms, ideal for both entertaining guests and enjoying family time. With four generously sized bedrooms and three bathrooms, this residence caters to the needs of a growing family or those who simply appreciate space and comfort. Beautifully presented throughout, the property retains its character features while incorporating modern-day benefits, ensuring a harmonious living experience. The double garage adds convenience, providing ample storage and parking options. Location is key, and this home is within walking distance to local schools to include Thornden and private education at Sherborne House, making it an excellent choice for families. Additionally, transport links are easily accessible, with junction 12 of the M3 nearby and reliable bus services to neighbouring cities, ensuring that commuting is a breeze. This exceptional property on Lakewood Road is not just a house; it is a once in a lifetime opportunity to own a beautiful home set within a stunning plot that offers a lifestyle of comfort, charm and elegance, rarely available.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor.

Drawing Room:

28'7" x 12'2" (8.70m x 3.71m) Fireplace with gas coal effect fire, double doors to outside.

Dining Room:

16'1" x 15'7" (4.90m x 4.74m) Fireplace with gas coal effect fire, Bay window.

Study:

14'2" x 12'11" (4.31m x 3.93m) Beautifully fitted cabinetry, William Morris wallpaper, fireplace with gas coal effect fire.

Family Room:

13'1" x 11'9" (3.98m x 3.58m)

Kitchen/Breakfast Room:

24'10" x 12'6" (7.57m x 3.80m) Fitted with a comprehensive range of units and grey granite worktops, range style oven, two integrated fridges, two integrated freezers, integrated dishwasher, space for table and chairs, door to outside.

Utility Room:

10'11" x 9'1" (3.33m x 2.77m) Matching range of units, butler sink, space and plumbing for appliances, boiler.

Walk In Pantry:

8'10" x 3'7" (2.70m x 1.10m)

First Floor

Landing:

Hatch to loft space. (Please note that the loft space provides ample opportunity, subject to necessary consent, to provide additional accommodation).

Bedroom 1:

21'9" x 12'2" (6.62m x 3.71m) Fitted wardrobes and dressing table, double doors to balcony with composite deck and stunning views to the South over the gardens.

En-Suite Shower Room:

Generous walk in shower cubicle, two wash basins, WC, bidet.

Bedroom 2:

14'1" x 12'11" (4.30m x 3.98m)

En-Suite Shower Room:

Suite comprising shower cubicle, wash basin, WC.

Bedroom 3:

15'8" x 12'8" (4.77m x 3.86m) Fitted wardrobes, sink unit.

Bedroom 4:

13'1" x 11'9" (3.98m x 3.57m) Fitted wardrobes, sink unit.

Bathroom:

Suite comprising bath, corner shower cubicle, wash basin, WC.

OUTSIDE

The total plot extends to approximately 0.7 of an acre and represents a particularly outstanding feature of the property. The property is approached via a sweeping gravel driveway which provides ample parking for several vehicles leading to the detached double garage. The gardens surround the property predominantly on three sides and offer a high degree of privacy yet allow for

natural light to flood into the garden on the South side. To the rear of the property is a large paved terrace and composite deck ideal for outside entertaining. Beneath the composite decking is concrete hard standing, electrics and plumbing.

Double Garage:

20'4" x 18'10" (6.21m x 5.75m) Light and power, electric door to the front. Electric car charger point.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1908

Approximate Area:

299.7sqm/3226sqft (Including garage)

Sellers Position:

Found property to purchase with no forward chain

Heating:

Gas central heating

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band G

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



Lakewood Road, Chandlers Ford, SO53

Approximate Gross Internal Area = 2805 sq ft / 260.6 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 38 sq ft / 3.5 sq m

Garage = 383 sq ft / 35.6 sq m

Total = 3226 sq ft / 299.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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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