



sparky ellison

33 Raglan Close, Chandler's Ford, SO53 4NH

£625,000

Located in Raglan Close this impressive detached family home offers a spacious layout with a sitting room, conservatory and open plan kitchen/dining room. There are four generous bedrooms on the first floor with the master bedroom benefitting from an en-suite. The double garage has been thoughtfully converted, presenting an excellent opportunity for an annexe, perfect for guests or as a private workspace. The outdoor space is equally appealing, featuring a substantial rear garden measuring 52' x 45'. The property also benefits from parking for three/four vehicles and is situated close to local shops, a public house, health practices, and picturesque woodland walks.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall:

Cloakroom:
Comprising wash hand basin, WC.

Study/Utility Room:
10'2" x 8'4" (3.11m x 2.53m) Currently utilised as a Utility Room with space and plumbing for washing machine, space for tumble drier, space for fridge, space for fridge freezer.

Sitting Room:
16'6" x 14'11" (5.04m x 4.54m) Fireplace surround and hearth with inset coal effect gas fire.

Conservatory:
11'10" x 8'6" (3.60m x 2.58m)

Kitchen/Dining Room:
23'10" x 11'1" (7.26m x 3.37m) Built in double oven, built in microwave, gas hob, fitted extractor hood, integrated dishwasher, integrated fridge freezer.

Family Room:
14'9" x 12'4" (4.49m x 3.77m)

Utility Room:
8'11" x 7'10" (2.71m x 2.40m) Comprising electric hob, space for fridge, space and plumbing for washing machine, wall mounted boiler.

Bathroom:
Comprising bath, wash hand basin, WC.

FIRST FLOOR

Landing:
Access to loft space.

Bedroom 1:
12'5" x 10'10" (3.78m x 3.30m) Fitted wardrobes along one wall.

En Suite:
Comprising shower in cubicle, wash hand basin with cupboards under, WC, tiled walls, tiled floor.

Bedroom 2:
13'4" x 10'3" (4.06m x 3.12m)

Bedroom 3:
11'1" x 8'11" (3.37m x 2.72m)

Bedroom 4:
9'11" x 9'4" (3.03m x 2.84m)

Bathroom:
Comprising bath with shower over, wash hand basin, WC.

OUTSIDE

Front:
Area laid to lawn, paved pathway to front door, mature bushes, driveway providing parking for 3/4 vehicles.

Rear Garden:
Measures approximately 52' x 45' and comprises area laid to lawn, planted beds, paved patio area, garden shed, outside power points.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1984

Approximate Area:
163.6sqm/1762sqft

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Boarded with ladder and light connected

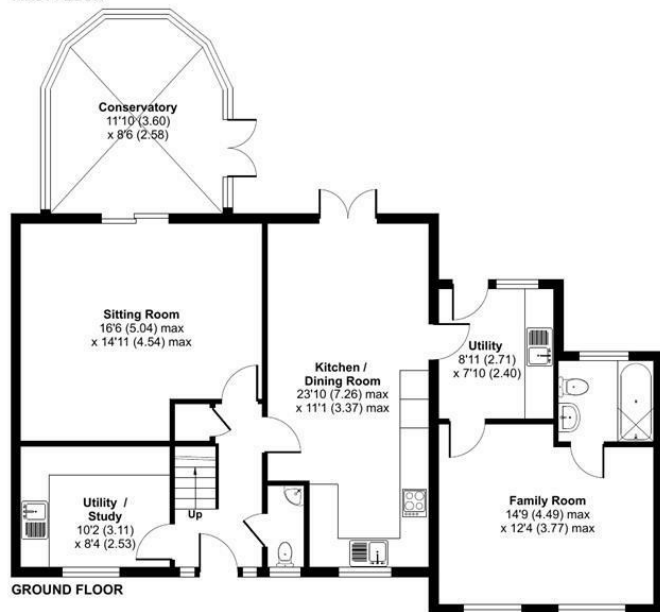
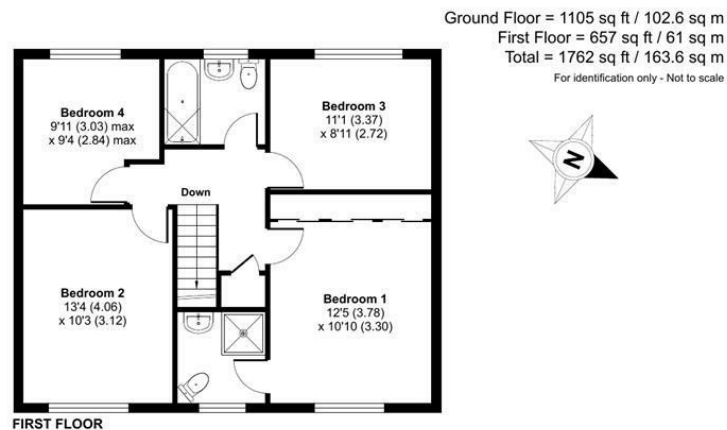
Infant/Junior School:
St. Francis Primary School

Secondary School:
Toynbee Secondary School

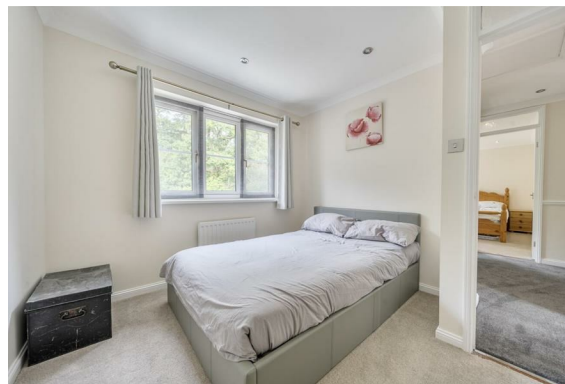
Council Tax:
Property - Band E
Annexe - Band A

Local Council:
Test Valley Borough Council - 01264 368000

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). © nrichcom 2025. Produced for Sparks Ellison. REF: 1362136



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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