



sparks ellison

25 Castle Lane, Chandler's Ford, SO53 4AH

£495,000

A delightful character cottage presented to an exceptionally high standard throughout benefiting from a magnificent rear garden measuring approximately 108' together with other outstanding features such as a kitchen/breakfast room with vaulted ceiling, 22'10" sitting room/dining room with fitted log burner, modern bathroom and off street parking to the front for three cars. Castle Lane is a highly regarded road located towards the southern end of Chandler's Ford providing easy and convenient access to the centre of Chandler's Ford, nearby towns and the motorway network.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Under stairs cupboard, fitted cupboard housing boiler.

Sitting Room/Dining Room:

Fitted log burner, space for table and chairs, fitted cupboards and shelves in recesses, door leading to staircase to first floor, double doors to conservatory.

Conservatory:

Double doors to rear garden.

Kitchen/Breakfast Room:

Built in electric oven built in electric hob, fitted extractor hood, integrated dishwasher, integrated washing machine, integrated fridge/freezer, central island incorporating breakfast bar, bi-fold doors to rear garden, feature beam and vaulted ceiling.

Bathroom:

White suite with chrome fittings comprising bath with shower unit over, wash basin, wc.

FIRST FLOOR

Landing:

Steps up to loft space.

Bedroom 1:

Bedroom 2:

Built in wardrobe.

Bedroom 3:

Cloakroom:

White suite with chrome fittings comprising wash basin, wc.

Loft Space:

Velux window to rear.

OUTSIDE

Front:

Gravel driveway affording parking for three cars, electric vehicle charging point, planted area and side access to rear garden.

Rear Garden:

Measures approximately 108' in length and representing a truly outstanding feature of the property. Adjoining the house is a full width patio with space for table and chairs and sofas leading onto a large lawn enclosed by fencing. There is a variety of mature bushes and trees along with a large log store.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1897

Approximate Area:

112.4sqm/1210sqft

Sellers Position:

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Fully boarded with ladder and light connected

Infant/Junior School:

St Francis Primary School

Secondary School:

Toynbee Secondary School

Council Tax:

Band D

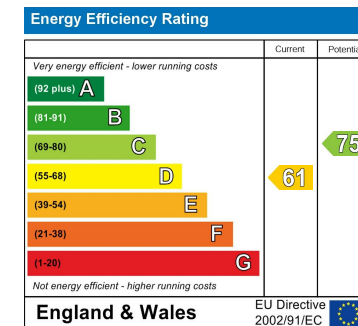
Local Council:

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

Ground Floor = 724 sq ft / 67.2 sq m
 First Floor = 372 sq ft / 34.6 sq m
 Second Floor = 114 sq ft / 10.6 sq m
 Total = 1210 sq ft / 112.4 sq m
 For identification only - Not to scale



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