



sparks ellison

88 Ashdown Road, Chandlers Ford, SO53 5QG

£2,300 Per Calendar Month

An extended four/five bedroom detached family home situated within catchment for both Hiltingbury and Thornden Schools offering well planned accommodation providing flexibility of use. The large sitting/dining room benefits from bi-fold doors to the rear garden whilst there is a good size kitchen/breakfast room and utility room. A particular feature of this property is the ground floor room that has been converted from the garage which provides a family room or a bedroom which also has access to a shower room.

ACCOMMODATION

Ground Floor

**Entrance Hall:**  
Stairs to first floor, understairs storage cupboard.

**Sitting/Dining Room:**  
29'0" max x 17'0" max (8.84 max x 5.18 max)  
Fitted wood burner with hearth and mantle, bi-fold doors to rear garden.

**Kitchen/Breakfast Room:**  
15'3" x 14'4" max (4.65 x 4.37 max)  
Built in double oven and grill, built in five ring induction hob, fitted extractor hood, integrated dishwasher, fridge/freezer, large walk in pantry with shelving.

**Utility Room:**  
6'9" x 5'8" (2.06 x 1.73)  
Washing machine.

**Shower Room:**  
White suite with chrome fitments comprising shower cubicle, wash basin with drawer under.

First Floor

**Landing:**  
Access to loft space, built in cupboard housing hot water tank.

**Bedroom 1:**  
17'1" (including wardrobe depth) x 11'8" (5.21 (including wardrobe depth) x 3.56)  
Range of fitted wardrobes.

**Bedroom 2:**  
12'0" x 11'4" (3.66 x 3.45)

**Bedroom 3:**  
11'7" x 9'0" (3.53 x 2.74)

**Bedroom 4:**  
11'9" x 8'2" (3.58 x 2.49)  
Built in storage cupboard.

**Bathroom:**  
11'10" x 9'1" (3.61 x 2.77)  
White suite with chrome fitments comprising bath, shower in cubicle, wash hand basin with drawers under, w.c.

OUTSIDE:

**Front:**  
Block paved driveway providing off road parking, planted bed, side pedestrian access to rear garden, to the other side is a fully enclosed wood store/shed , along with a large shed accessed from the rear garden.

**Rear Garden:**  
Measures approximately 41' x 31' Laid to lawn, gravel path, sleeper wall / plant bed, steps up to raised seating area, shed/summer house, access to side of the property to shed.

OTHER INFORMATION

**Approximate Age:**  
1970

**Approximate Area:**  
160sqm/1722sqft

**Management:**  
Fully Managed

**Availability:**  
End November 2025

**Holding Deposit:**  
£530.76

**Security Deposit:**  
£2,653.00

**Pets:**  
No

**Furnished/Un-Furnished:**  
Un-Furnished

**Heating:**  
Gas central heating

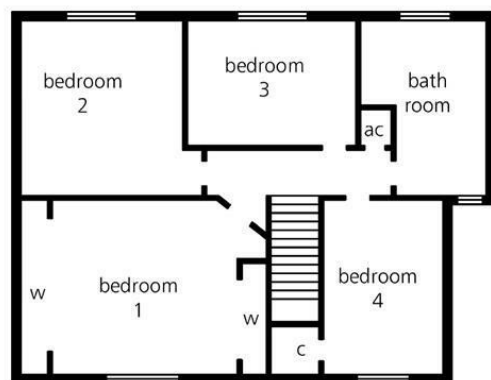
**Windows:**  
UPVC double glazed windows

**Infant/Junior School:**  
Hiltingbury Infant/Junior School

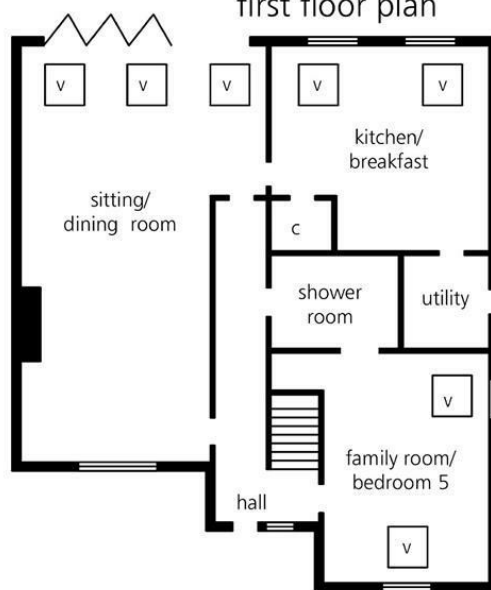
**Secondary School:**  
Thornden Secondary School

**Council Tax:**  
Band E

**Local Council:**  
Eastleigh Borough Council - 02380 688000



first floor plan



ground floor plan

illustrative purposes only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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