



sparks ellison

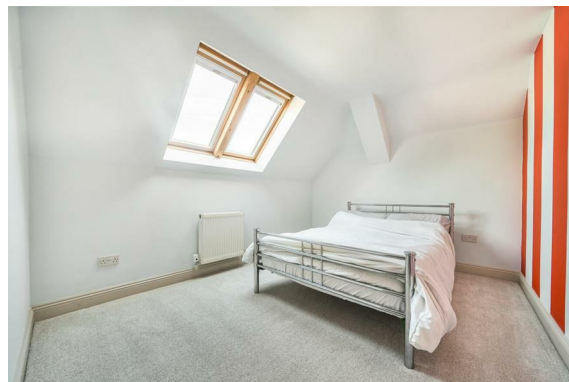
3 Thorold Road, Chandler's Ford, SO53 5BQ

£3,250 Per Calendar Month

A wonderful, deceptively spacious family home with 3314 sq ft of accommodation, situated close to Hiltingbury Lakes and the centre of Chandler's Ford. The ground floor includes a kitchen/breakfast room, lounge, dining room and double bedroom with en-suite, next to an office. Upstairs there is a master bedroom with en-suite, three further double bedrooms, a study and a family bathroom. Externally, there is a good size driveway providing off-road parking for multiple cars, along with an attractive west-facing rear garden with full-width sandstone patio. In catchment for Thornden School, which is within easy walking distance. The property is approximately five minutes from the M3 motorway, less than an hour from Heathrow, around 12 minutes from Southampton Airport, and within 10–15 minutes of both Eastleigh and Winchester railway stations, which provide excellent connectivity to Central London.

ACCOMMODATION	Study: 8'6" x 5' (2.59m x 1.52m) Two Velux windows.
GROUND FLOOR	Bathroom: 10' x 8' (3.05m x 2.44m) White suite with chrome fitments comprising shower in cubicle, bath, wash hand basin, WC, tiled walls, tiled floor. Ladder radiator. Velux window.
Reception Hall: Stairs to first floor, coat cupboard and under stairs storage cupboard. Two radiators.	OUTSIDE
Cloakroom: 5'9" x 4' (1.75m x 1.22m) Radiator x 1. White suite with chrome fitments comprising wash basin with cupboard under, WC.	Front: Area laid to lawn, block paved driveway providing off road parking for a several vehicles, planted beds.
Office: 14'1" x 10'7" (4.29m x 3.23m) Radiator x1.	Rear Garden: A pleasant westerly facing rear garden that measures approximately 70' by 60' and comprises paved patio area, area laid to lawn, variety of mature plants, bushes, shrubs and trees, 2 garden sheds.
Bedroom 2: 13'6" x 10'6" (4.12m x 3.21m) Radiator 1.	Garage: 19'4" x 16'7" (5.89m x 5.05m) With one electric up and over door and one manual up and over door, power and light.
En-Suite: 10'5" x 3'7" (3.18m x 1.09m) Ladder radiator. White suite with chrome fitments comprising shower in cubicle, wash basin with cupboard under, WC.	OTHER INFORMATION
Dining Room: 13'5" x 10'11" (4.09m x 3.33m) Radiator x 1. Double doors and bay window.	Holding Deposit: £750.00
Sitting Room: 21'1" x 19' (6.43m x 5.80m) Radiator x 3. Fireplace surround and hearth with inset coal and flame effect electric fire. Double French doors into garden. TV to remain.	Security Deposit: £3750.00
Kitchen/Breakfast Room: 19'4" x 19' (5.89m x 5.79m) Radiators x 2. Light beech effect wall and base units with black marble effect worktop and breakfast bar. Built-in double oven, built-in microwave, built-in five ring gas hob, fitted extractor hood, integrated dishwasher, space for American style fridge freezer, stainless steel 1 1/2 x sink with left-hand drainer, space for table and chairs, and for casual chairs. Double French doors to garden.	Available Date: September 2026
Utility Room: 19' x 6'4" (5.79m x 1.93m) Washer/dryer, fridge freezer, single stainless steel sink with right-hand drainer, cupboard housing boiler, doors to side path and garage. Door to garage.	Approximate Age: 2008
FIRST FLOOR	Approximate Area: 3314sqft/307.7sqm Including garage and limited use areas
Landing: Built-in airing cupboard.	Furnished: Unfurnished or Furnished.
Bedroom 1: 19'2" max x 17'7" into bay (5.85m max x 5.35m into bay) Radiator x 2. Twin built-in double wardrobes, access to eaves. Two windows	Heating: Gas central heating and gas/solar water heating
En-Suite: 9'5" x 4'6" (2.87m x 1.37m) Ladder radiator x 1. White suite with chrome fitments comprising open ended shower enclosure, wash hand basin, WC, tiled walls. Light tunnel in ceiling.	Windows: UPVC double glazed windows
Bedroom 3: 18'2" x 10'7" (5.54m x 3.23m) Built in wardrobe. Radiator, three Velux windows.	Infant/Junior School: Chandlers Ford Infant/Merdon Junior School
Bedroom 4: 17'9" max x 9'9" (5.41m max x 2.97m) Built-in double wardrobe. Radiator. Two Velux windows.	Secondary School: Thornden Secondary School
Bedroom 5: 16'10" x 14'4" into bay (5.13m x 4.38m into bay) Built-in double wardrobe. Radiator.	Council Tax: Band F
	Local Council: Eastleigh Borough Council - 02380 688000

Ground Floor = 1735 sq ft / 161.1 sq m
 First Floor = 1262 sq ft / 117.2 sq m
 Garage = 317 sq ft / 29.4 sq m
 Total = 3314 sq ft / 307.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(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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