



sparks ellison

4 Oakwood Road, Chandler's Ford, SO53 1LU

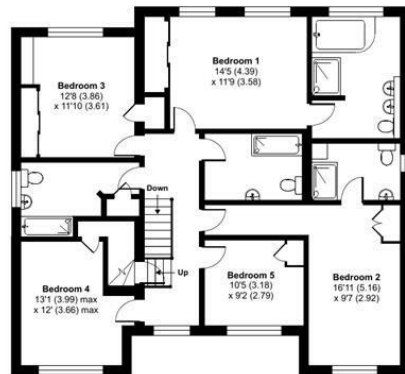
£1,075,000

Located on the highly sought-after Oakwood Road in Chandler's Ford, this impressive detached family home offers a remarkable blend of space, comfort, and convenience. Spanning approximately 3226 square feet, the property is set on a generous plot of around 0.22 acres, featuring a delightful rear garden that extends approximately 120 feet with a westerly aspect, perfect for enjoying the afternoon and evening sun. The accommodation is thoughtfully arranged over three floors, providing ample room for family living. On the ground floor, you will find three spacious reception rooms, a kitchen, and a spacious conservatory that invites natural light and offers a lovely view of the garden. The first floor boasts five well-proportioned bedrooms, with two en-suites and two bathrooms, ensuring privacy and comfort for all family members and guests. Additionally, a versatile loft room provides extra space that can be tailored to your needs. Parking is a breeze with space for several vehicles provided by a garage and a generous driveway. The property is ideally located within walking distance to the picturesque Hiltingbury Lakes, local shops, and highly regarded schools, including Hiltingbury and Thornden. Excellent transport links are also at your doorstep, with the centre of Chandler's Ford and junction 12 of th M3 just a short drive away. This substantial family home is offered with no forward chain, making it an ideal opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this wonderful property your own.

ACCOMMODATION		Landing:
Ground Floor		Access to eaves.
Reception Hall:		Loft Room/Bedroom 6:
Stairs to first floor.		16'11"max x 10'3"max (5.16m x 3.12m)Built in cupboard access to eaves.
Sitting Room:		OUTSIDE
26'8" x 15'9" (8.13m x 4.80m) Patio doors to Conservatory, air conditioning unit.		The total plot extends to approximately 0.22 of an acre and represents a particularly outstanding feature of the property.
Conservatory:		Front:
17'9" x 13'2" (5.41m x 4.01m) Radiator, double doors to rear garden.		To the front of the property is a generous brick paved driveway affording parking for several vehicles enclosed by planted borders, hedging and fencing, side access to rear garden.
Kitchen/Breakfast Room:		Rear Garden:
16'4" x 11'10" (4.98m x 3.61m) Range of units, electric double oven, gas hob with extractor hood over, space and plumbing for appliances, integrated fridge and freezer, boiler, built in larder cupboard, door to outside.		The rear garden is approximately 120' in length and enjoys a pleasant westerly aspect. Adjoining the property is a patio leading onto a large level lawn surrounded by planted borders and enclosed by fencing, brick built shed.
Dining Room:		Garage:
17'10" x 11'11" (5.44m x 3.63m)		Electric door, light and power.
Study:		OTHER INFORMATION
10'5" x 9'4" (3.18m x 2.84m)		Tenure:
Cloakroom:		Freehold
Wash basin, wc.		Approximate Age:
Utility Room:		1954
19'5" x 3'10" (5.91m x 1.17m) Space and plumbing for washing machine, sink unit, door to garage.		Approximate Area:
First Floor		3226sqft/299.7sqm (Including limited use areas and garage)
Landing:		Sellers Position:
Stairs to second floor.		No forward chain
Bedroom 1:		Heating:
14'5" x 11'9" (4.39m x 3.58m) Built in wardrobes.		Gas central heating
En-Suite Bathroom:		Windows:
Suite comprising double person spa bath, separate shower cubicle with glazed screen, double wash basin with cupboards under, WC, tiled floor.		UPVC Double glazing
Bedroom 2:		Infant/Junior School:
16'11" x 9'7" (5.16m x 2.92m) Single wardrobe and shelved cupboard.		Hiltingbury Infant/Junior School
En-Suite Shower Room:		Secondary School:
Suite comprising double width shower cubicle with glazed screen, wash basin, WC, tiled floor.		Thornden Secondary School
Bedroom 3:		Local Council:
12'8" x 11'10" (3.86m x 3.61m) Fitted wardrobes, airing cupboard.		Eastleigh Borough Council - 02380 688000
Bedroom 4:		Council Tax:
13'1" x 12' (3.99m x 3.66m) Built in wardrobe.		Band E
Bedroom 5:		Agents Note:
10'5" x 9'2" (3.18m x 2.79m) Single wardrobe.		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.
Bathroom:		
Suite comprising bathroom mixer tap and shower attachment, wash basin, WC, tiled walls and floor.		
Bathroom:		
Suite comprising bath with mixer tap and shower attachment, wash basin, WC, tiled walls and floor.		
Second Floor:		

Ground Floor = 1436 sq ft / 133.4 sq m
 First Floor = 1357 sq ft / 126.1 sq m
 Second Floor = 244 sq ft / 22.7 sq m
 Garage = 160 sq ft / 14.8 sq m
 Limited Use Area(s) = 29 sq ft / 2.7 sq m
 Total = 3226 sq ft / 299.7 sq m

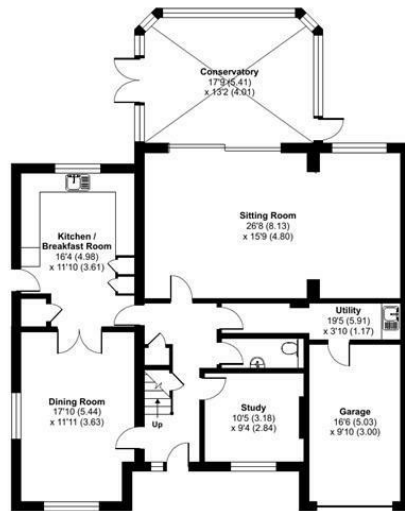
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FIRST FLOOR



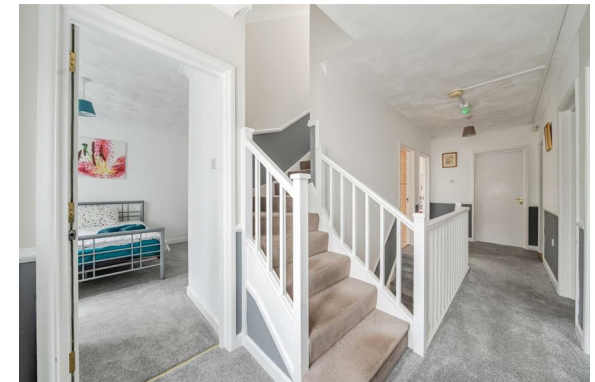
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



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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