WAY
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20 Neath Way, Valley Park, Chandler's Ford, SO53 4SU £625,000

Located in the desirable area of Neath Way, Chandler's Ford, this elegant detached family home offers a perfect blend of comfort and style. With spacious accommodation spread across two floors, this property is ideal for families seeking both space and functionality. Upon entering, you are greeted by a pleasant triple aspect sitting room, which bathes the area in natural light, creating a warm and inviting atmosphere. The separate dining room provides an excellent space for family meals and entertaining guests. The well appointed kitchen, along with a convenient utility room, ensures that daily tasks are handled with ease. The property boasts four generously sized bedrooms, including a master suite with an en-suite bathroom, providing a private retreat for relaxation. Additionally, there is a well equipped family bathroom to serve the other bedrooms, ensuring ample facilities for all. Outside, the double garage offers secure parking and extra storage, while the fantastic studio in the garden presents a wonderful opportunity for hobbies or home working, catering to the modern lifestyle. The location is equally appealing, within Valley Park, offering local shops, excellent schooling at St. Francis, and beautiful woodland walks and parks for leisurely strolls. This home truly encapsulates the essence of family living in a vibrant community. Don't miss the chance to make this delightful property your own.

ACCOMMODATION

Ground Floor

Reception Hall:
Stairs to first floor.

Cloakroom:
Wash basin, WC.

Sitting Room:
22'4" x 11'9" (6.81m x 3.59m) Contemporary style electric fire, triple aspect windows with shutters, double doors to:

Conservatory:
13'2" x 11'10" (4.01m x 3.61m) Full shutters on the double doors from the sitting room, underfloor heating, double doors to rear garden.

Dining Room:
11'6" x 9'10" (3.51m x 2.99m) Double doors to rear garden.

Kitchen/Breakfast Room:
18'5" x 12'9" (5.61m x 3.88m) Range of units, electric double oven with gas hob and extractor hood over, integrated dishwasher, space for upright fridge freezer, breakfast bar.

Utility Room:
7'3" x 7'3" (2.21m x 2.21m) Range of units, space and plumbing for appliances boiler (fitted in 2025) window shutters, door to outside.

First Floor

Stairwell:
Door to storage area.

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
12'5" x 11'8" (3.78m x 3.55m) Fitted wardrobes.

En-suite:
Refitted suite comprising shower cubicle, wash basin with cupboard under, WC, tiled walls.

Bedroom 2:
11'8" x 9'5" (3.55m x 2.88m) Window shutters.

Bedroom 3:
10'4" x 8'5" (3.18m x 2.56m) Built in wardrobe, window shutters.

Bedroom 4:
10'6" x 7'11" (3.21m x 2.41m) Built in wardrobe.

Bathroom:
Suite comprising P-shaped bath with shower unit over and glazed screen, wash basin, WC, tiled walls.

OUTSIDE

Front:
To the front of the property is a double width driveway affording off street parking leading to the double garage and pathway to front door, with well stocked and established borders, side access to rear garden.

Rear Garden:
Approximately 69' x 29' A decked area to the rear of the property leads to the studio and further seating area with established wisteria providing privacy and protection, lawned areas, well stocked established borders, greenhouse, shed.

Studio:
12'2" x 11'6" (3.71m x 3.51m) An insulated and soundproofed room with underfloor heating, lights and power, ideal for a hobbies room or home working space.

Double Garage:
16'8" x 16'4" (5.07m x 4.99m) Electric door, lights and power door to rear.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1988

Approximate Area:
2026sqft/188.2sqm (including garage and Studio)

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating, underfloor heating in the studio

Windows:
UPVC double glazing

Loft Space:
Partially boarded with a ladder and light connected

Infant/Junior School:
St Francis C of E Primary School

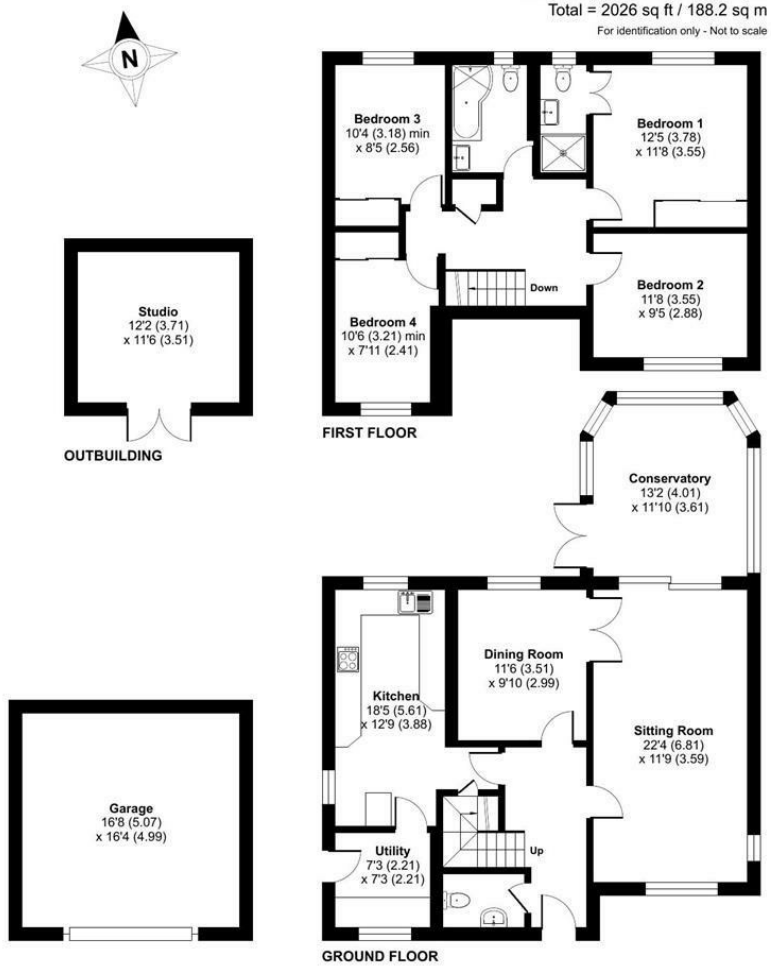
Secondary School:
The Toynbee School

Local Council:
Test Valley Borough Council - 01264 368000

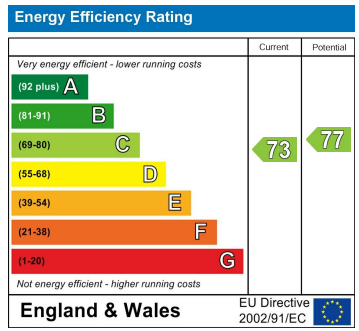
Council Tax:
Band F

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 = 931 sq ft / 86.5 sq m
First Floor = 684 sq ft / 63.5 sq m
Garage = 272 sq ft / 25.3 sq m
Outbuilding = 139 sq ft / 12.9 sq m
Total = 2026 sq ft / 188.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1502633



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The Property Ombudsman
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