



sparks ellison

1 Clandon Drive, Boyatt Wood, SO50 4QQ

£575,000

A substantial four/five bedroom detached family home affording considerable accommodation to the ground floor totalling approximately 1233sqft which together with the first floor totals 1804sqft. The extension on the ground floor has created a stunning open plan family room/dining room measuring approximately 23'6" x 19'5" together with the extended kitchen measuring 23' x 10'4" complementing the existing sitting room which is 26'6" x 12'3". There is also the benefit of a utility room and ground floor bedroom/study. The property occupies an attractive good sizes plot which is L shaped to the rear providing two areas measuring approximately 59' x 29'8" and 56' x 27' with useful outbuildings. Clandon Drive is well placed within the heart of Boyatt Wood and within walking distance to local shops and schooling. Easy access can also be gained to the town centre of Eastleigh, centre of Chandler's Ford and Junction 12 of the M3.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under, tiled floor.

Shower Room:

Suite comprising shower cubicle with glazed screen, wash basin, wc, tiled floor.

Sitting Room:

26'6" x 12'3" (8.08m x 3.73m) Fireplace with space for log burner, open plan to family room/dining room.

Dining Room:

23'6" x 19'5" (7.16m x 5.92m) An L shaped space with tiled floor and two sets of double doors to the rear garden, three Velux windows set within a part vaulted ceiling, part underfloor heating.

Kitchen:

23' x 10'4" (7.01m x 3.15m) A comprehensive range of units and quartz worktops, electric double oven, induction hob with extractor hood over, gas AGA, integrated dishwasher, space for American style fridge freezer, tiled floor, part underfloor heating, feature skylight.

Utility Room:

8'2" x 6' (2.49m x 1.83m) Range of units, space and plumbing for appliances, sink unit, tiled floor, cupboard housing boiler.

Study/Bedroom 5:

13'2" x 8' (4.01m x 2.44m) Wash basin.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

13'2" x 9'9" (4.01m x 2.97m) Built in wardrobe, stripped wooden floor.

En-Suite:

Modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, wc, stripped wooden floor.

Bedroom 2:

11'8" x 8'8" (3.56m x 2.64m) Fitted wardrobes.

Bedroom 3:

10'8" x 7'1" (3.25m x 2.16m) Fitted wardrobes, sink unit.

Bedroom 4:

7'8" x 7'1" (2.34m x 2.16m)

Bathroom:

7'7" x 6'8" (2.31m x 2.03m) Modern white suite comprising bath, corner shower cubicle with glazed screen, wash basin with cupboard under, wc.

OUTSIDE

Front:

Gravel driveway affording off street parking for several vehicles enclosed by hedging, side access to rear garden,

Rear Garden:

Approximately 59' x 29'8" patio area, lawned area enclosed by fencing.

Garden Shed:

11' x 8' (3.35m x 2.44m) Light and power, leading to workshop.

Workshop:

7'9" x 6'10" (2.36m x 2.08m)

Side Garden:

56' x 27' Patio, lawned area enclosed by fencing, two garden sheds.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1976

Approximate Area:

167.6sqm/1804sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

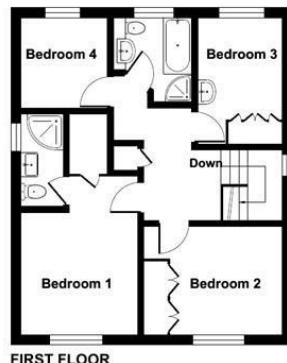
Council Tax:

Band E

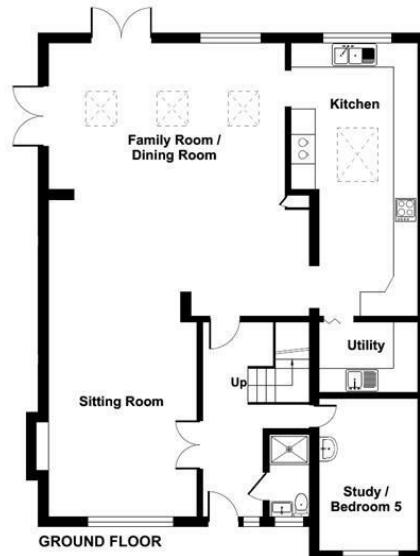
Agents Note:

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 = 1233 sq ft / 114.5 sq m
 First Floor = 571 sq ft / 53 sq m
 Total = 1804 sq ft / 167.6 sq m
 For identification only - Not to scale



FIRST FLOOR



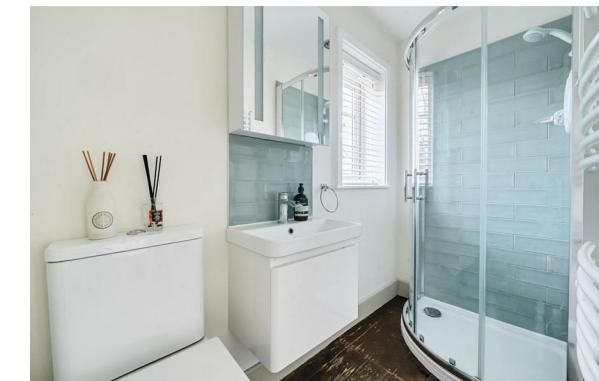
GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2024. Produced for Sparks Ellison. REF: 1227637

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
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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		



