



sparks ellison[®]
est. 2003

15 Bellflower Way, Knightwood Park, Chandlers Ford, SO53 4HN

£699,950

A magnificent five bedroom detached family home occupying an enviable location backing on to woods. A particularly attractive feature is the tremendous plot which extends to approximately 0.23 of an acre, with a rear garden measuring approximately 105' at the rear boundary x 76' deep. The house has been extended to the ground floor to provide ample living space, which together with five bedrooms, two en-suites and bathroom makes the perfect family home.

DIRECTIONS

From our office proceed in a northerly direction along Winchester Road and take the third turning on the left into Hiltingbury Road. Follow to the end and proceed through the lights into Baddesley Road. At the roundabout take the first exit into Knightwood Road. Proceed across the first mini roundabout and turn right into Bellflower Way.

ACCOMMODATION

Ground Floor

Entrance Porch:	Door to reception hall.
Reception Hall:	Stairs to first floor.
Cloakroom:	Re-fitted white suite comprising wash hand basin, WC.
Sitting Room:	19'8" x 12' (5.99m x 3.66m) Fireplace with inset gas coal effect fire.
Dining Room:	12'1" x 12' (3.68m x 3.66m) Wooden flooring.
Family Room:	20'6" x 11'5" (6.25m x 3.48m) Part vaulted ceiling, double doors to rear garden.
Study:	11'5" x 6'8" (3.48m x 2.03m)
Kitchen/Breakfast Room:	19'8" x 13'6" (5.99m x 4.11m) Re-fitted range of units, Rangemaster electric double oven and gas hob with extractor hood over, integrated Miele dishwasher, matching dresser style units with numerous cupboards and drawers.
Utility Room:	8' x 5' (2.44m x 1.52m) Range of cupboards, space and plumbing for appliances, boiler, door to outside.

First Floor

Landing:	Airing cupboard, hatch to loft space.
Bedroom 1:	14'4" x 12'3" (4.37m x 3.73m) Attractive part vaulted ceiling, fitted wardrobes.
En-suite:	8'9" x 6'9" (2.67m x 2.06m) Suite comprising panel bath with shower unit over, wash hand basin, WC.
Bedroom 2:	11'11" x 10'11" (3.63m x 3.33m) Fitted wardrobe.
En-suite:	Suite comprising double width shower cubicle, wash hand basin, WC.
Bedroom 3:	14' x 11'6" (4.27m x 3.51m) Built in cupboard.
Bedroom 4:	12'2" x 10'9" (3.71m x 3.28m) Wooden flooring.
Bedroom 5:	17'4" x 8'6" (5.28m x 2.59m)

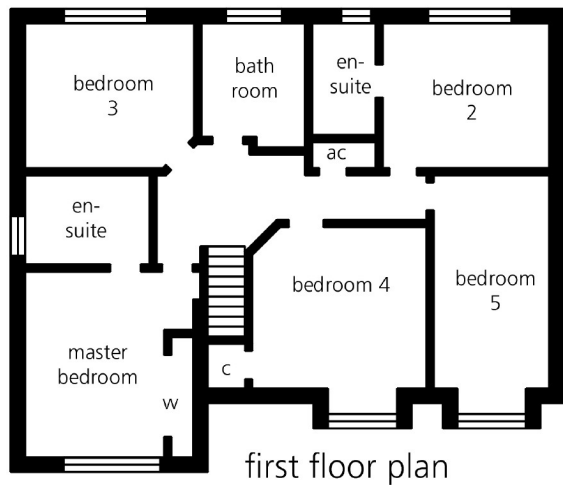
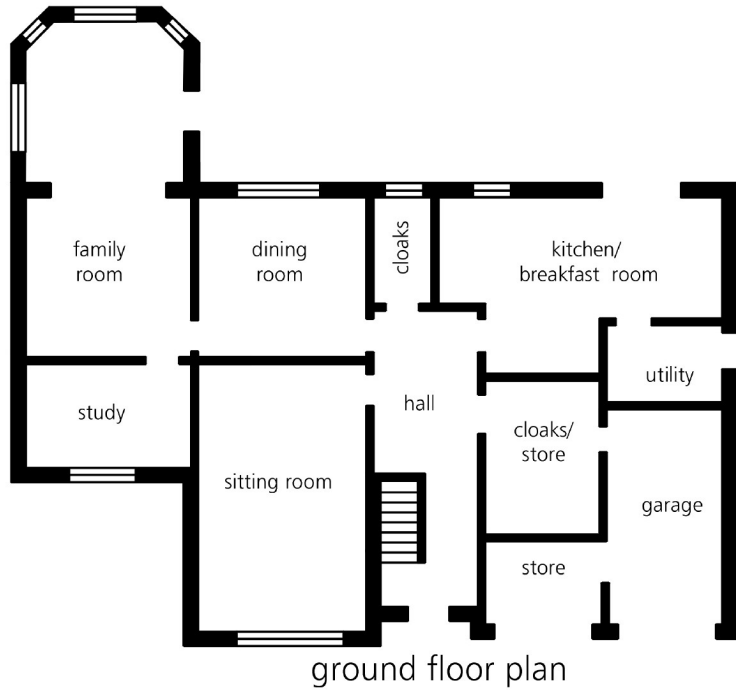
Bathroom: 9'3" x 7'4" (2.82m x 2.24m) Suite comprising panel bath, separate shower cubicle, wash hand basin, WC.

OUTSIDE

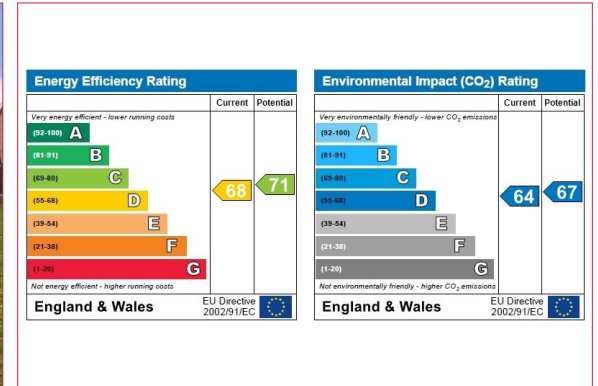
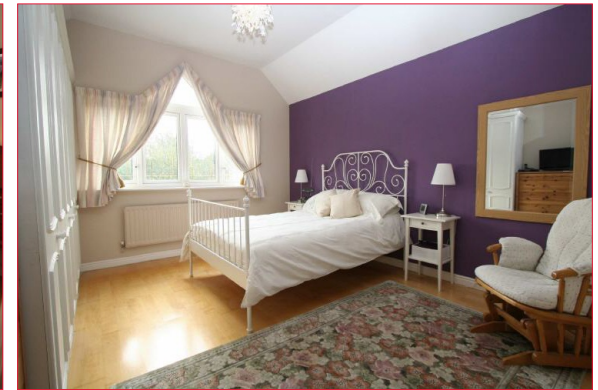
The total plot extends to approximately 0.23 of an acre with a pleasant backdrop over woods to the rear.	
Front:	Large brick paved driveway affording off street parking for several vehicles enclosed by hedging. Side access to rear.
Rear Garden:	Rear boundary approximately 105' and approximately 76' deep. Adjoining the rear of the house are two circular patios leading on to a large expanse of lawn enclosed by fencing and surrounded by flower and shrub borders.
Garage:	The double garage has a partitioned room 11' x 7'8" (3.35m x 2.34) currently used as a cloakroom/storage. The remaining part to the front measures approximately 8' x 6'8" (2.44m x 2.03m). The other side of the garage is the original size measuring approximately 16'6" x 8'10" (5.03m x 2.69m) with electric up and over door, light and power connected.

OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1998
Approximate Area:	196sqm/2109sqft (Details taken from EPC)
Sellers Position:	Found a new house to purchase
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft Space:	Partially boarded with ladder and light connected
Television Points:	Sitting room, family room, kitchen/breakfast room, bedroom 1
Satellite Television Connections:	Freesat to sitting room, family room bedroom 1
Infant/Junior School:	Knightwood Primary School/St Francis C of E Primary School
Secondary School:	Thornden Secondary School
Council Tax:	Band G - £2,322.15 14/15
Local Council:	Test Valley Borough Council 01264 368000



illustrative purposes only



94 winchester road chandlers ford Hampshire SO53 2GJ
 t 023 8025 5333 f 023 8026 0099 e property@sparksellison.co.uk w www.sparksellison.co.uk



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

