



sparky ellison

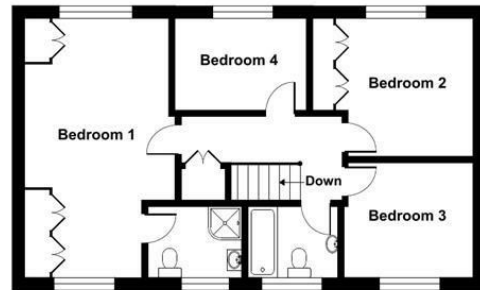
28 Raglan Close, Chandler's Ford, SO53 4NH

£725,000

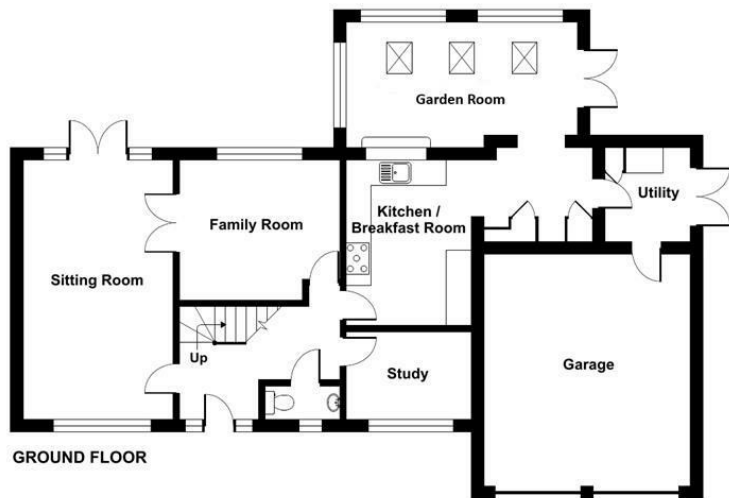
A magnificent and spacious four bedroom detached family home affording well proportioned rooms over both floors, set within a much larger than average garden affording a host of wonderful attributes. On the ground floor is a 20'5" x 12' sitting room, family room, study, modern kitchen and further dining/family room together with a utility room. On the first floor is a spacious main bedroom and en-suite shower room together with three further bedrooms and family bathroom. There is also the benefit of a double garage and no forward chain. Raglan Close is highly sought after road situated on the edge of Valley Park and within walking distance to a range of shops and amenities to include schooling in Pilgrims Close.

|                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACCOMMODATION                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                 |
| Ground Floor                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                 |
| Open Porch:                                                                                                                                                                                                                                                          | Bathroom:                                                                                                                                                                                                                       |
| Front door to reception hall.                                                                                                                                                                                                                                        | 8' x 5'7" (2.44m x 1.70m) Modern white suite comprising bath with mixer tap, separate shower unit over, wash basin, wc.                                                                                                         |
| Reception Hall:                                                                                                                                                                                                                                                      | OUTSIDE                                                                                                                                                                                                                         |
| Stairs to first floor.                                                                                                                                                                                                                                               | Front:                                                                                                                                                                                                                          |
| Cloakroom:                                                                                                                                                                                                                                                           | To the front of the property is a double width driveway, adjacent lawned area enclosed by hedging, path to front door and side gate to rear garden.                                                                             |
| Modern white suite comprising wash basin, wc, tiled floor.                                                                                                                                                                                                           | Rear Garden:                                                                                                                                                                                                                    |
| Sitting Room:                                                                                                                                                                                                                                                        | A particularly attractive feature of the property measuring approximately 88' x 41'. An L shaped composite deck adjoins the house leading onto a lawned area surrounded by mature planting and enclosed by hedging and fencing. |
| 20'5" x 12' (6.22m x 3.66m) Contemporary style electric fire, double doors to rear garden.                                                                                                                                                                           | Side Garden:                                                                                                                                                                                                                    |
| Family Room:                                                                                                                                                                                                                                                         | To the side of the property is an area of garden measuring 30'9" x 26'10" A large expanse of patio is enclosed by walling providing an excellent entertaining area.                                                             |
| 13' x 11" (3.96m x 3.35m)                                                                                                                                                                                                                                            | Double Garage:                                                                                                                                                                                                                  |
| Study:                                                                                                                                                                                                                                                               | 18'4" x 16' (5.59m x 4.88m) Two up and over doors, light and power.                                                                                                                                                             |
| 10' x 7' (3.05m x 2.13m)                                                                                                                                                                                                                                             | OTHER INFORMATION                                                                                                                                                                                                               |
| Kitchen:                                                                                                                                                                                                                                                             | Tenure:                                                                                                                                                                                                                         |
| 13' x 10' (3.96m x 3.05m) Modern range of dark grey gloss units and wooden worktops, stainless steel range style oven and hob with extractor hood over, space and plumbing for dishwasher, space for wine cooler, tiled floor, open plan to further area of kitchen. | Freehold                                                                                                                                                                                                                        |
| Further Area Of Kitchen:                                                                                                                                                                                                                                             | Approximate Age:                                                                                                                                                                                                                |
| 9'3" x 6'8" (2.82m x 2.03m) Matching grey gloss units, space for American style fridge/freezer, tiled floor.                                                                                                                                                         | 1980's                                                                                                                                                                                                                          |
| Utility Room:                                                                                                                                                                                                                                                        | Approximate Area:                                                                                                                                                                                                               |
| 7'1" x 6'7" (2.16m x 2.01m) Space and plumbing for appliances, double doors to garden, tiled floor, door to garage.                                                                                                                                                  | 2112sqft/196.2sqm                                                                                                                                                                                                               |
| Garden Room:                                                                                                                                                                                                                                                         | Sellers Position:                                                                                                                                                                                                               |
| 18'7" x 9'10" (5.66m x 3.00m) Triple aspect windows and double doors to rear garden, tiled floor.                                                                                                                                                                    | No forward chain                                                                                                                                                                                                                |
| First Floor                                                                                                                                                                                                                                                          | Heating:                                                                                                                                                                                                                        |
| Landing:                                                                                                                                                                                                                                                             | Gas central heating                                                                                                                                                                                                             |
| Hatch to loft space, double airing cupboard.                                                                                                                                                                                                                         | Windows:                                                                                                                                                                                                                        |
| Bedroom 1:                                                                                                                                                                                                                                                           | UPVC double glazed windows                                                                                                                                                                                                      |
| 20'1" x 11'6" (6.12m x 3.51m) Dual aspect windows.                                                                                                                                                                                                                   | Loft Space:                                                                                                                                                                                                                     |
| En-Suite Shower Room:                                                                                                                                                                                                                                                | Partially boarded with light connected                                                                                                                                                                                          |
| 7'6" x 5'7" (2.29m x 1.70m) Modern white suite comprising corner shower cubicle, wash basin, wc, tiled floor.                                                                                                                                                        | Infant/Junior School:                                                                                                                                                                                                           |
| Bedroom 2:                                                                                                                                                                                                                                                           | St Francis Primary School                                                                                                                                                                                                       |
| 11' x 10'9" (3.35m x 3.28m) Measurement up to range of fitted wardrobes.                                                                                                                                                                                             | Secondary School:                                                                                                                                                                                                               |
| Bedroom 3:                                                                                                                                                                                                                                                           | Toynbee Secondary School                                                                                                                                                                                                        |
| 10'3" x 9' (3.12m x 2.74m)                                                                                                                                                                                                                                           | Local Council:                                                                                                                                                                                                                  |
| Bedroom 4:                                                                                                                                                                                                                                                           | Test Valley Borough Council - 01264 368000                                                                                                                                                                                      |
| 10'5" x 7'5" (3.18m x 2.26m)                                                                                                                                                                                                                                         | Council Tax:                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                      | Band F                                                                                                                                                                                                                          |

Approximate Area = 2112 sq ft / 196.2 sq m (includes garage)  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024.  
Produced for Sparks Ellison. REF: 1190044



| Energy Efficiency Rating                    |                         |                                                                                       |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                             |
| Very energy efficient - lower running costs |                         |                                                                                       |
| (92 plus) <b>A</b>                          |                         |                                                                                       |
| (81-91) <b>B</b>                            |                         |                                                                                       |
| (69-80) <b>C</b>                            |                         |                                                                                       |
| (55-68) <b>D</b>                            |                         |                                                                                       |
| (39-54) <b>E</b>                            |                         |                                                                                       |
| (21-38) <b>F</b>                            |                         |                                                                                       |
| (1-20) <b>G</b>                             |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

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