



sparks ellison

14 Field View, Chandler's Ford, SO53 4LJ

£1,900 Per Calendar Month

A three bedroom detached house with three well proportioned bedrooms one with en-suite and a family bathroom on the first floor. On the ground floor there are two reception areas, cloakroom, kitchen and 18' conservatory. Well manicured gardens, single garage and off street parking. The property falls within catchments for both Knightwood Primary and Thornden Secondary Schools.

ACCOMMODATION

Ground Floor:

Entrance Hall:

Staircase to first floor, full height storage cupboard.

Cloakroom:

6'7" x 2'10"

6'7" x 2'10" Re-fitted with wash hand basin, WC.

Sitting Room:

14'11" x 10'5" Feature fireplace.

Dining Room:

10'5" x 8'10" (3.18m x 2.69m)

Kitchen:

13'10" x 9'1" (4.22m x 2.77m) Comprehensively re-fitted by Winchester Kitchens with an array of gloss fronted cupboards and drawers, integrated fridge and freezer, dishwasher and washing machine, built in electric oven, microwave and electric hob and fitted DVD player and television screen, tiled flooring, wooden work surfaces and low level lighting.

Conservatory:

18'8" x 10'5" (5.69m x 3.18m) Doors to rear garden.

First Floor

Landing:

Bedroom 1:

13'1" x 12'6" (3.99m x 3.81m)

En-Suite:

7' x 5'8" Re-fitted with walk-in shower and glazed screen, wash hand basin, WC, tiled walls and floors, heated chrome effect towel radiator.

Bedroom 2:

10'8" x 8'10" (3.25m x 2.69m) Built in double wardrobe.

Bedroom 3:

9' x 8' (2.74m x 2.44m)

Bathroom:

8' x 5'8" (2.44m x 1.73m) Completely re-fitted with panel enclosed bath with shower over, wash hand basin, WC, tiled walls and floor, chrome effect towel radiator.

OUTSIDE

Front:

Off street parking for a number of vehicles and covered access to front door.

Rear Garden:

The rear garden is fully enclosed with timber panel fencing, area laid to lawn, patio ideal for external dining, further raised decked area with concealed lighting, well stocked flower beds and timber shed.

Single Garage:

22'8" x 9'2" (6.91m x 2.79m) Electric up and over door, further pedestrian door to rear garden.

OTHER INFORMATION

Approximate Age:

1997

Approximate Area:

87sqm/936sqft (Details taken from EPC)

Availability:

August 2026

Deposit:

Holding Deposit £438.46

Security Deposit £2192.00

Furnished/Unfurnished

Unfurnished

Management:

Tenant Find Only

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Knightwood Primary School/St Francis C of E Primary School

Secondary School:

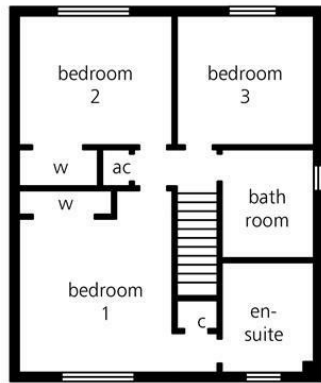
Thornden Secondary School

Local Council:

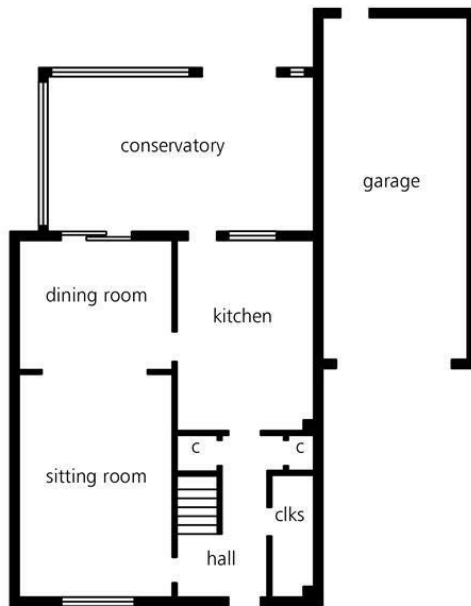
Test Valley Borough Council 01264 368000

Council Tax:

Band E



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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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