



Valley Park



A spacious five bedroom detached house which has been cleverly reconfigured to create a second reception/family room and spacious utility room. The house offers plenty of space for a large family and with a southerly facing rear garden receives plenty of natural light throughout.

Located on a quiet cul-de-sac and situated in the Thornden School Catchment, this would make an ideal purchase and has been a well loved family home for many years. Externally the house has off road parking for several cars, a low maintenance sunny rear garden and side access.

The ground floor boasts a modern kitchen/ breakfast room to the front, with plenty of storage space, a WC, and a superb living/ dining room to the rear. This room allows various layout options, is bright, and leads through to the conservatory. The family room to the front would also suit as a study or music room perhaps, completing the flexible ground floor layout.

Upstairs are five bedrooms, four of double size, with the master featuring a useful ensuite shower room. There are various built in cupboards, a real sense of light, a modern family bathroom and a good sized loft. A new Ideal boiler has been installed in the last couple of years, and the house is fully double glazed.

This is a super family home and must be viewed internally. The immediate area offers useful access routes to local towns and villages, as well as woodlands.



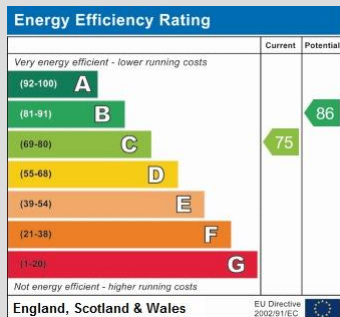
Valley Park

SPACIOUS FIVE BEDROOM HOUSE

- Five Bedrooms
- Conservatory
- Southerly Facing Rear Garden
- Off Road Parking for 3 Cars
- Hiltingbury & Thornden School Catchment
- Cul-de-Sac

(ref: 899679)

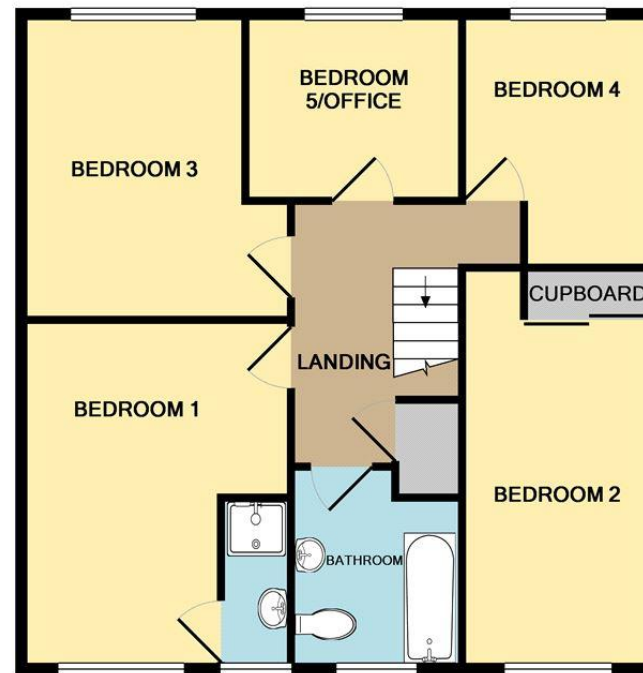
Guide Price £525,000



Living Room	8.1m (26'7) max x 4.37m (14'4) max
Family Room	3.43m (11'3) x 2.67m (8'9)
Conservatory	3.3m (10'10) max x 2.51m (8'3) max
Kitchen/Breakfast Room	3.43m (11'3) x 3.23m (10'7)
WC	2.01m (6'7) x .74m (2'5)
Bedroom 1	4.55m (14'11) max x 3.28m (10'9) max
Ensuite	1.7m (5'7) x .74m (2'5)
Bedroom 2	4.8m (15'9) x 2.72m (8'11)
Bedroom 3	3.51m (11'6) max x 3.25m (10'8) max
Bedroom 4	3.07m (10'1) max x 2.72m (8'11) max
Bedroom 5/Office	2.57m (8'5) x 2.08m (6'10)
Bathroom	2.01m (6'7) max x 1.85m (6'1) max



GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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