



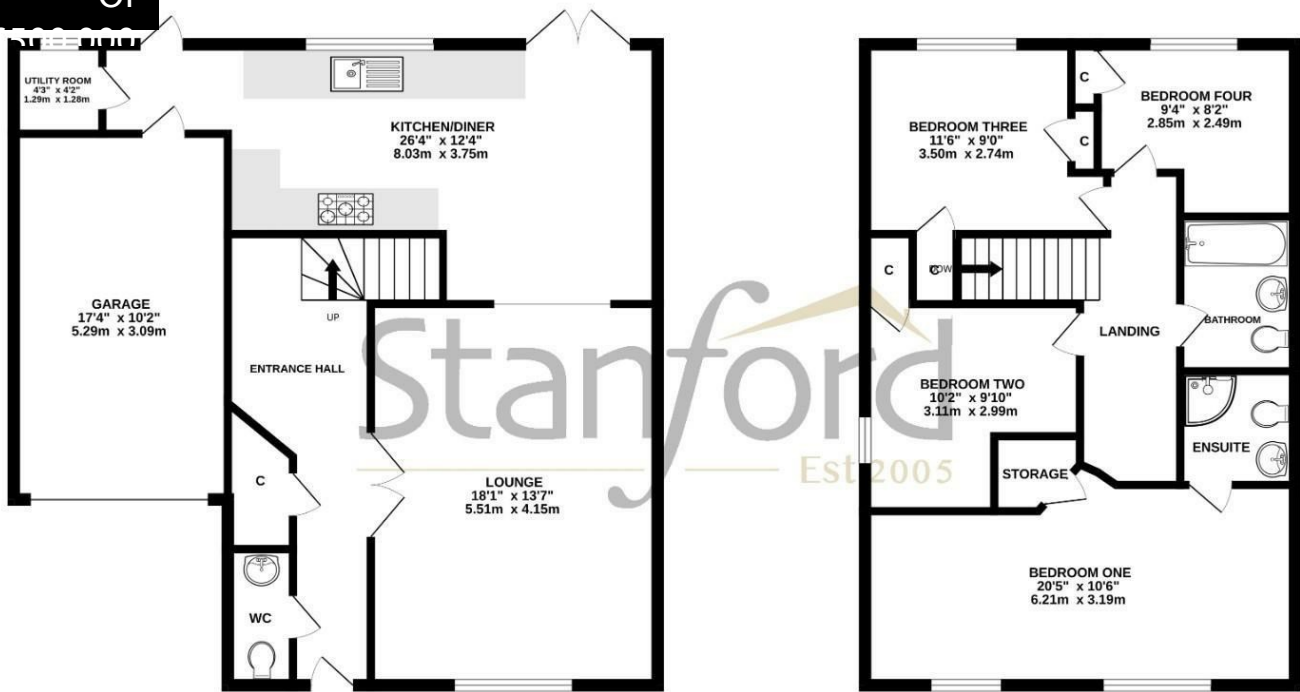
Midhurst Court, SO53 3LF

Stanford
Est 2005

Offers In Excess
Of

GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stanford Estate Agents are delighted to present this four bedroom, detached, family home in quiet, requested, cul-de-sac location in Chandlers Ford. This family home boasts a large 18ft lounge opening up into a fabulous 26ft kitchen/diner and a larger than average rear garden on a corner plot.

Spanning 1459 sq ft the accommodation on offer comprises of a large entrance hall, a downstairs cloakroom/WC and storage cupboard. From the entrance hall there are double doors leading on into the spacious 18ft lounge with a double glazed window overlooking the front aspect and open to the kitchen/diner. The 26ft kitchen/diner comprises of stylish wall and base level units with quartz worktops over, built in dishwasher, space for a large range oven and fridge/freezer. Doors lead off into the utility room, garage and a set of French doors lead out onto the rear garden. Upon reaching the first floor landing you have doors to all four bedrooms and family bathroom. The main bedroom has a built in storage cupboard, built in wardrobes with sliding doors and is serviced by an ensuite shower room comprising of fully tiled walls and flooring, a step in shower with folding glass door, chrome heated towel rail, wash hand basin and low level WC. The other three bedrooms are serviced by the family bathroom with fully tiled walls and flooring, panel enclosed bath with shower over, wash hand basin and low level WC.

Externally to the front of the home your greeted with off road parking in front of garage which has roller shutter doors, a small paved pathway and a lovely mature shrub and tree, The delightful rear garden is enclosed by wood panelled fencing, has gated side access and is mainly laid to lawn with a patio seating area.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: E - £2655.71 25/26

EPC Rating: C - 76

Local Primary School: Fryern Infant & Junior School

Local Secondary School: The Toynbee School

Windows: Double Glazed

Heating: Gas Central Heating

Parking: Driveway & Garage

Utilities: Mains

Broadband: See Ofcom Website -

Phone Signal: See signalchecker.co.uk

Sellers Position: To Find Locally

Viewing: By Appointment Only

Local Information:

Chandler's Ford is a small semi-rural residential town located between Southampton & Winchester, there is a range of local amenities which can be found both in both Chandler's Ford Precinct & Fryern Arcade with Asda Hyper Market within a short drive. Great commuter links are also on hand with Chandlers Ford train station into Eastleigh for links to London Waterloo and both the M3 & M27 on the doorstep.

Offer Check Procedure:

Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your co-operation.