



# 116 Pine Road, Chandlers Ford, SO53 1JT

£700,000

A wonderful detached family home affording flexibility in the arrangement of the accommodation which could provide a combination of either more bedrooms or living space to suit a purchasers requirements, together with home working spaces or multi generational living. The accommodation totals approximately 1900sqft and affords secluded spaces together with open plan living set within an outstanding plot of approximately 0.24 of an acre. The property is set well back with an excellent frontage measuring approximately 108' and a landscaped rear garden measuring approximately 65' x 53'. Located within Hiltingbury, the property is within walking distance to a range of local shops on Hiltingbury Road and Ashdown Road, Hiltingbury Schools and Community Centre and Hiltingbury Recreation Ground. The current vendors are selling with no forward chain.

## ACCOMMODATION

### Ground Floor

#### Entrance Hall:

An L shaped space with the main measurement being 18' (5.49m) in length.

#### Sitting Room:

16'2" x 12'5" (4.93m x 3.78m) Open plan to kitchen/dining room.

#### Kitchen/Dining Room:

25' x 11'2" (7.62m x 3.40m) The kitchen area is fitted with a range of units, range style oven set within feature housing, integrated dishwasher, butler sink, space for fridge/freezer. The dining area affords space for table and chairs and bi-fold doors to the rear garden.

#### Study Area:

17'4" x 8' (5.28m x 2.44m) Space for desk and chairs, stairs to first floor, storage cupboard housing space and plumbing for washing machine.

#### Cloakroom:

White suite with chrome fitments comprising wash basin, wc, tiled floor.

#### Snug/Bedroom:

15' x 10'10" (4.57m x 3.30m)

#### Bedroom 4/Study:

10'3" x 9'7" (3.12m x 2.92m)

#### Bedroom 3:

11'6" x 10'10" (3.51m x 3.30m) Fitted wardrobe.

#### Bathroom:

7'4" x 7'4" (2.24m x 2.24m) White suite with chrome fitments comprising roll top claw footed bath with mixer tap, sperate shower unit over, wash basin, wc, tiled floor.

### First Floor:

#### Landing:

#### Bedroom 1:

15'7" x 13'7" (4.75m x 4.14m) Measurement up to range of wall to wall fitted wardrobes.

#### Bedroom 2:

22'9" x 9' (6.93m x 2.74m) (Potential space for en-suite bathroom)

#### Shower Room::

10' x 4'3" (3.05m x 1.30m) White suite with chrome fitments comprising shower cubicle, wash basin with cupboard under, wc.

## OUTSIDE

The total plot extends to approximately 0.24 of an acre and represents an outstanding feature of the property.

### Front

To the front of the property is a driveway that measures approximately 108' in length affording parking for several vehicles with adjacent lawned area enclosed by hedging, side access to rear garden.

### Rear Garden:

The rear garden has been delightfully landscaped and measures approximately 65' x 53'. Adjoining the property is a paved patio with sleeper edging leading onto lawned areas and a further patio and pergola providing excellent outside entertaining space.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1950's

### Approximate Area:

1900sqft/176.5sqm

### Sellers Position:

No forward chain

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Infant/Junior School:

Hiltingbury Infant/Junior School

### Secondary School:

Thornden Secondary School

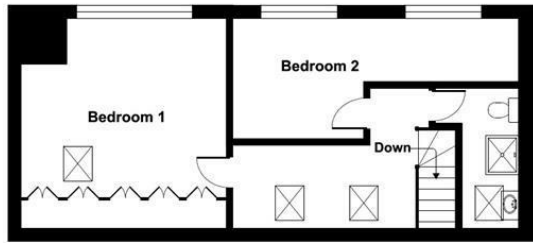
### Local Council:

Eastleigh Borough Council 02380 688000

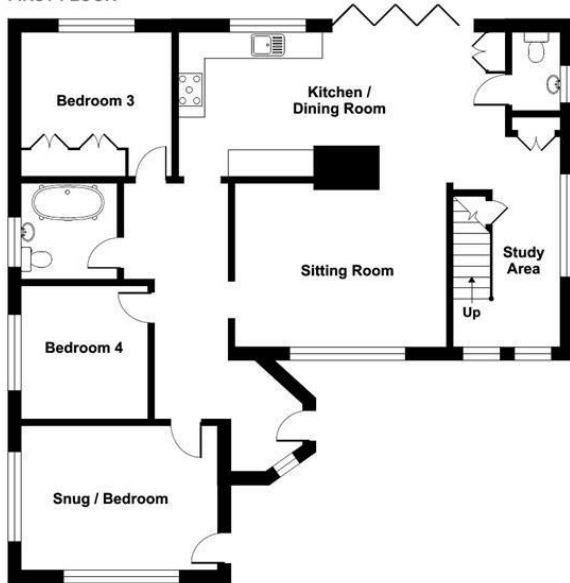
### Council Tax:

Band E

Ground Floor = 1292 sq ft / 120 sq m  
 First Floor = 608 sq ft / 56.4 sq m  
 Total = 1900 sq ft / 176.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2022. Produced for Sparks Ellison. REF: 1052623



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	82
(69-80) C			
(55-68) D			
(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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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.



