



sparks ellison

# 5 Heathfield Road, Chandler's Ford, SO53 5RL

£850,000

A deceptively spacious four bedroom detached family home situated within the heart of Hiltingbury and set within a plot measuring approximately 0.22 acres. On the ground floor the property provides excellent space with four reception rooms, including two work from home spaces, as well as a kitchen/dining/family room. There is also planning permission to add a study. The master bedroom boasts an en suite bathroom and a walk in wardrobe and there are three further bedrooms and even a hobby room. There is a superb 110' southerly facing rear garden, detached garage and parking for several vehicles at the front. Heathfield Road sits within catchment for both Hiltingbury and Thornden Schools.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

6'2" x 3'2" (1.88m x 0.97m) Comprising wash hand basin, WC.

#### Utility Room:

6'10" x 4'9" (2.08m x 1.45m) Plumbing for washing machine, range of built in cupboards.

#### Kitchen/Dining Room:

18'11" x 14'6" (5.77m x 4.42m) Built in double oven, built in induction hob, integrated fridge freezer, integrated dishwasher, boiler in cupboard, fitted breakfast bar, space for table and chairs, space for sofas. There is also planning permission to add a study to the rear of this room.

#### Sitting Room:

18'3" x 15'3" (5.56m x 4.65m) Fitted log burner.

#### Family Room:

15'7" x 15'4" (4.75m x 4.67m)

#### Study:

10'4" x 7'4" (3.15m x 2.24m)

#### Office:

7'4" x 4'10" (2.24m x 1.47m)

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

11'6" x 11'3" (3.51m x 3.43m) Built in wardrobe, walk in wardrobe measuring 11'6" x 4'6"

#### En Suite:

6'8" x 5'6" (2.03m x 1.68m) Comprising spa bath with shower over, wash hand basin, WC.

#### Bedroom 2:

11'8" plus door recess x 11'7" max (3.56m plus door recess x 3.53m max)

#### Bedroom 3:

12'4" x 10'3" (3.76m x 3.12m)

#### Bedroom 4:

15'11" x 7'9" (4.85m x 2.36m) Walk in built in cupboard.

#### Hobby Room:

4'11" x 4'3" (1.50m x 1.30m)

#### Bathroom:

6'9" x 6'3" (2.06m x 1.91m) Comprising shower in cubicle, wash hand basin, multi function, WC.

### OUTSIDE

#### Front:

Area laid to lawn, variety of plants and shrubs, area laid to pebbles with water feature, outside tap, side access to rear garden, block paved driveway providing off road parking for several vehicles.

#### Rear Garden:

Measures approximately 110' x 56' and comprises area laid to timber deck, area laid to lawn, variety of mature plants, bushes, shrubs and trees, outside tap.

#### Garage:

18'3" x 9' (5.56m x 2.74m) With up and over door, power and light, door to garden.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1950's

#### Approximate Area:

1978sqft/183.6sqm (Including limited use areas)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazed windows

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Council Tax:

Band E

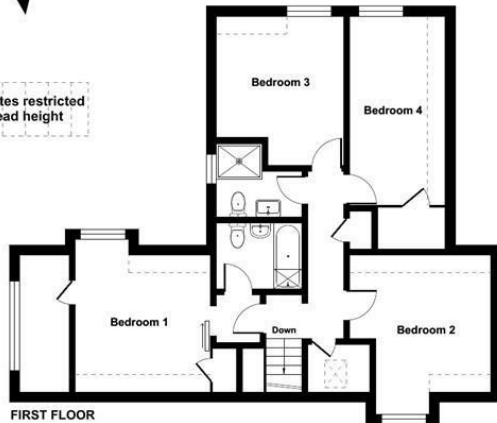
#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 1137 sq ft / 105.6 sq m  
 First Floor = 750 sq ft / 69.6 sq m  
 Limited Use Area(s) = 91 sq ft / 8.4 sq m  
 Total = 1978 sq ft / 183.6 sq m  
 For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



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>	75	84
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1097860

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