





# 31 Allbrook Hill, Eastleigh, SO50 4NA

£500,000

A magnificent double fronted Victorian semi-detached house presented to an exceptionally high standard throughout affording a host of wonderful attributes and features. The accommodation on the first floor affords two double bedrooms, two good sized single bedrooms and family bathroom. The central hallway on the ground floor leads to two main reception rooms at the front and to the rear a magnificent 34'8" kitchen/dining/living area. The gardens are simply stunning and to the rear provide a resin bonded driveway affording off street parking for several vehicles and a detached double garage. Pathways meander through well stocked borders with patio areas, decked areas, fruit and vegetable patches and a lawn. Allbrook Hill is conveniently placed for access to Junction 12 of the M3, the centre of Chandler's Ford, centre of Eastleigh, and city centres of Winchester and Southampton.

## ACCOMMODATION

### Ground Floor

#### Entrance Porch:

Tiled floor.

#### Reception Hall:

Oak and glass staircase with cupboard under, wooden floor.

#### Sitting Room:

14'4" x 14' (4.37m x 4.27m) Feature log burner, bay window, wooden floor.

#### Family Room:

14'5" x 13'10" (4.39m x 4.22m) Bay window, ornate fireplace, wooden floor.

#### Kitchen/Dining/Living Area:

34'8" x 8'10" (10.57m x 2.69m) The kitchen area is fitted with a comprehensive range of white gloss units with wooden worktops over, range style electric oven and gas hob with extractor hood over, space and plumbing for further appliances, open plan to dining area with space for table and chairs and double doors to rear garden. Open plan to sitting area with space for sofa, wooden floor throughout.

#### Rear Lobby:

Tiled floor, door to outside.

#### Cloakroom:

Wash basin, wc, tiled floor.

#### Utility Area:

Space and plumbing for appliances, tiled floor.

### First Floor

#### Landing:

Hatch to loft space.

#### Bedroom 1:

12' x 11'9" (3.66m x 3.58m) Measurement up to range of wall to wall fitted wardrobes.

#### Bedroom 2:

12' x 11'6" (3.66m x 3.51m) Measurement up to range of wall to wall fitted wardrobes.

#### Bedroom 3:

10' x 8'11" (3.05m x 2.72m)

#### Bedroom 4:

10' x 8'9" (3.05m x 2.67m) Cupboard housing boiler.

#### Bathroom:

Re-fitted modern white suite comprising bath, separate shower cubicle, wash basin with storage under, wc, tiled floor.

## OUTSIDE

The total plot extends to approximately 0.18 of an acre and represents a truly wonderful feature of the property.

### Front:

To the front is an established planted bank with steps up to a pathway and front door. The remainder of the front garden is laid to pea shingle with established borders and side gate to rear garden and further planted borders.

### Rear Garden:

Approximately 103' x 50'. Adjoining the property is a paved patio with steps up to decked areas, feature pond with waterfall and well stocked borders retained by rendered walls. A path meanders through the garden to a lawned area, further patio and sleeper edged and raised fruit and vegetable patches. A resin bonded driveway affords parking for several vehicles, two greenhouses, garden/potting shed.

### Double Garage:

16'3" x 16' (4.95m x 4.88m) The garage is accessed from the rear of the property and a driveway that leads down to Allbrook Hill.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

Late 1800's

### Approximate Area:

1856sqft/172.4sqm

### Sellers Position:

Looking for forward purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazed windows

### Loft Space:

Partially boarded with ladder and light connected

### Infant/Junior School:

Otterbourne C of E School / Shakespeare Infant/Junior School

### Secondary School:

Crestwood Community School

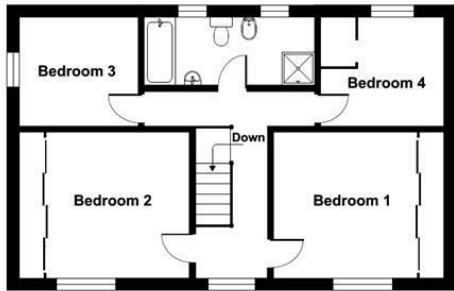
### Council Tax:

Band D

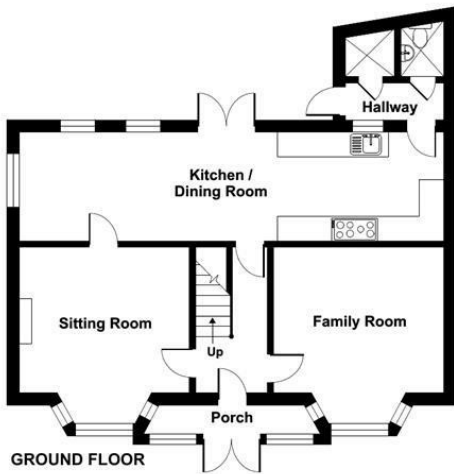
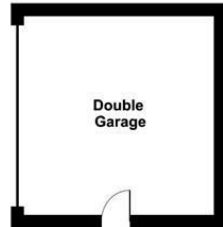
### Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 876 sq ft / 81.3 sq m  
 First Floor = 730 sq ft / 67.8 sq m  
 Garage = 250 sq ft / 23.2 sq m  
 Total = 1856 sq ft / 172.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sparks Ellison. REF: 1147744

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