



sparks ellison

8 Pine Road, Chandler's Ford, SO53 1LP

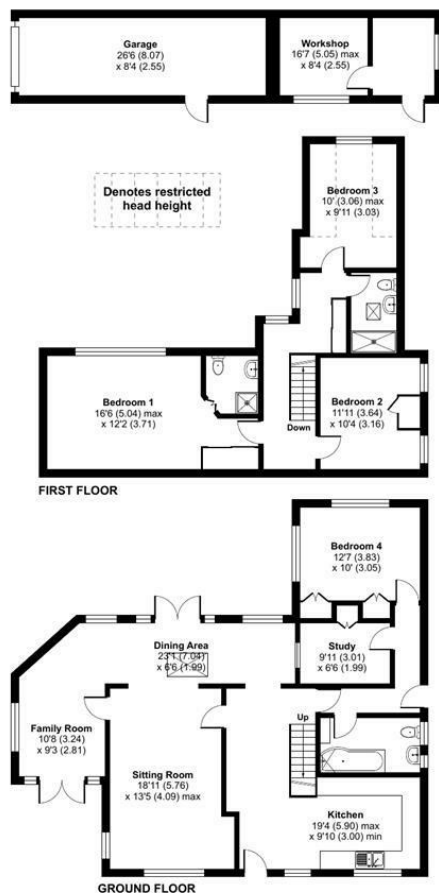
£600,000

Located in the desirable area of Pine Road, Hiltingbury, this impressive detached house offers a perfect blend of space, comfort and versatility. Set on a generous corner plot, the property boasts three reception rooms, providing ample room for both relaxation and entertaining. With four well-proportioned bedrooms, including three located on the first floor, this home is ideal for families seeking a spacious living environment. The property features three bathrooms, ensuring convenience for all residents and guests. The substantial ground floor accommodation presents a unique opportunity, as part of this space could easily be adapted for use as an annexe, catering to multi-generational living or providing a private area for guests. Situated in a central Hiltingbury location, this home is within walking distance to local shops, schools, and the picturesque Hiltingbury Lakes, making it an excellent choice for those who appreciate community living and outdoor activities. This is a wonderful family home that offers both comfort and versatility in a sought-after neighbourhood.

ACCOMMODATION	OUTSIDE
GROUND FLOOR	The property occupies a generous corner plot.
Reception Area: Tiled floor, stairs to first floor.	Front: The mature and established front garden is planted with a variety of shrubs and trees incorporating a vine, fern and palm trees. Entertaining areas include a brick paved patio and sun deck with pergola, enclosed by mature hedging with pathway to front door and side access to rear garden, adjacent driveway from Pine Crescent which is brick paved and leads to a carport and garage.
Kitchen: 19'4" x 9'10" (5.90m x 3.00m) Comprehensive range of cream gloss units and granite worktops, Neff electric double oven, induction hob, integrated dishwasher and washing machine, fridge/freezer.	Rear Garden: Adjoining the rear of the property is a gravelled area leading onto a planted garden enclosed by hedging.
Sitting Room: 18'11" x 13'5" (5.76m x 4.09m) Gas coal effect fire.	Garage: Light and power.
Dining Area: 23'1" x 6'6" (7.04m x 1.99m) Tiled floor, double doors to rear garden, open plan to:	Workshop: Split into two rooms with light and power.
Family Room: 10'8" x 9'3" (3.24m x 2.81m) Tiled floor, door to outside.	OTHER INFORMATION
Inner Hallway: Door to outside.	Tenure: Freehold
Study: 9'11" x 6'6" (3.01m x 1.99m) Shelved cupboard.	Approximate Age: 1964
Bedroom 4: 12'7" x 10' (3.83m x 3.05m) Shelved cupboard.	Approximate Area: 2263sqft/210.2sqm (Including garage, workshop and limited use areas)
Bathroom: Modern suite comprising bath with mixer tap, separate shower unit over and glazed screen, wash basin, WC, tiled walls and floor.	Sellers Position: Looking for forward purchase
Please note that the study, bedroom four and bathroom could be utilised as an annexe with a separate entrance in the hallway to outside.	Heating: Gas central heating, underfloor heating in bathrooms
FIRST FLOOR	Windows: UPVC double glazed windows
Landing: Fitted wardrobes.	Infant/Junior School: Hiltingbury Infant/Junior School
Bedroom 1: 16'6" x 12'2" (5.04m x 3.71m) Fitted wardrobes, eaves access.	Secondary School: Thornden Secondary School
En-suite Shower Room: Suite comprising shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls and floor.	Council Tax: Band E
Bedroom 2: 11'11" x 10'4" (3.64m x 3.16m)	Local Council: Eastleigh Borough Council - 02380 688000
Bedroom 3: 10' x 9'11" (3.06m x 3.03m) Airing cupboard, eaves access.	Agents Note: If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.
Shower Room: Suite comprising shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls and floor.	



Approximate Area = 1849 sq ft / 171.7 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Garage = 221 sq ft / 20.5 sq m
 Workshop = 139 sq ft / 13 sq m
 Total = 2263 sq ft / 210.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



