



sparks ellison

26 Randall Road, Chandler's Ford, SO53 5AL

£895,000

A wonderful four bedroom detached home pleasantly situated on a highly desirable road within the heart of Hiltingbury and set within a beautiful plot of approximately 0.24 of an acre, with a rear garden measuring approximately 97 ft. The property is presented to an exceptionally high standard throughout affording a host of fabulous attributes, the highlight of which is the magnificent open plan kitchen/dining/living space with bi-fold doors to rear garden and a comprehensively fitted kitchen with an extensive range of built in Miele appliances. In addition to this on the ground floor the reception hall leads to a sitting room and snug area together with a re-fitted cloakroom, dining room and utility room. On the first floor the main bedroom benefits from a modern fitted shower room with three further bedrooms complemented by a re-fitted family bathroom. Outside and to the front is a block paved driveway leading to the single adjoining garage. The delightful rear gardens are pleasantly landscaped with a Travertine terrace providing outdoor entertaining space leading onto a lawned area surrounded by well stocked borders creating a high degree of privacy. Randall Road is conveniently situated within walking distance to local schools, Hiltingbury lakes, local shops on Hiltingbury Road and Hiltingbury community/recreational centre. The centre of chandler's Ford is a short distance away and easy access can also be gained to junction 12 of the M3.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Wooden floor, glass and oak staircase to first floor, coats cupboard.

Cloakroom:

Re-fitted modern suite comprising wash basin with cupboard under, WC ,tiled walls and floor.

Sitting Room:

17'2" x 10'11" (5.22m x 3.33m) Fireplace with gas coal effect fire.

Snug Area:

10'11" x 8'11" (3.34m x 2.73m) Double doors to rear garden.

Kitchen/Breakfast/Family Room:

21'4" x 19'9" (6.51m x 6.02m) The kitchen area has been comprehensively fitted with a range of Alno cream gloss and walnut coloured units with Quartz worktops over and an extensive range of Miele appliances to include electric oven, microwave/oven, two warming drawers, coffee machine, full height fridge and freezer, dishwasher and induction hob with extractor over. The island unit flows into a dining table with seating for four. Zip filtered cold water and boiling water tap, ample space for sofas and bi-fold doors to rear garden feature lantern, tiled floor with under floor heating.

Dining Room:

14'1" x 8'11" (4.28m x 2.71m) Double doors to rear garden.

Utility Room:

8'11" x 5'10" (2.71m x 1.78m) Fitted cupboards, sink unit, Miele integrated washing machine and tumble dryer, water softener, boiler, tiled floor.

FIRST FLOOR

Landing:

Hatch to loft space, storage cupboard.

Bedroom 1:

16'10" x 10'10" (5.12m x 3.29m) Fitted wardrobes and drawer units to remain.

En-suite Shower Room:

A modern white suite comprising corner shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls and floor.

Bedroom 2:

12'4" x 10'10" (3.75m x 3.30m) Wall to wall fitted wardrobes.

Bedroom 3:

10'10" x 7'3" (3.30m x 2.21m)

Bedroom 4:

10' x 9'2" (3.06m x 2.80m) Built in wardrobe.

Bathroom:

Re-fitted modern white suite comprising spa bath with central mixer tap and hand held shower, wash basin, WC, storage cupboards, tiled walls and floor.

OUTSIDE

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

Front:

To the front of the property is a brick paved driveway affording off street parking with adjacent lawn, well stocked borders and hedging, side path to rear garden.

Rear Garden:

The rear garden is approximately 97 ft in length and a particularly attractive feature benefiting from a high degree of privacy. Adjoining the house is a Travertine paved terrace and adjacent garden pond and water feature leading onto a lawned area surrounded by well stocked borders with an abundance of mature shrubs and trees enclosed by hedging, summer house.

Garage:

18'6" x 9' (5.63m x 2.75m) Electric door, light and power, door to rear garden.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
175.5sqm/1890sqft (Including garage)

Sellers Position:
No forward chain

Heating:
Gas central heating, electric underfloor in the kitchen

Windows:
Aluminium double glazed windows

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

Council Tax:
Band E

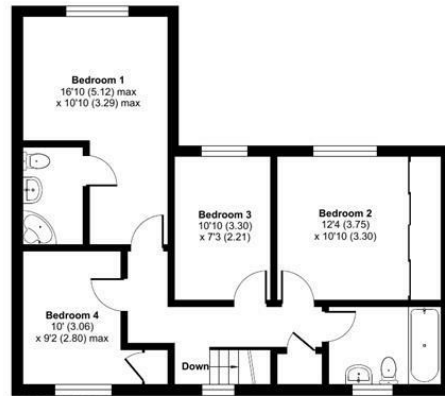
Local Council:
Eastleigh Borough Council - 02380 688000

Agents Note:
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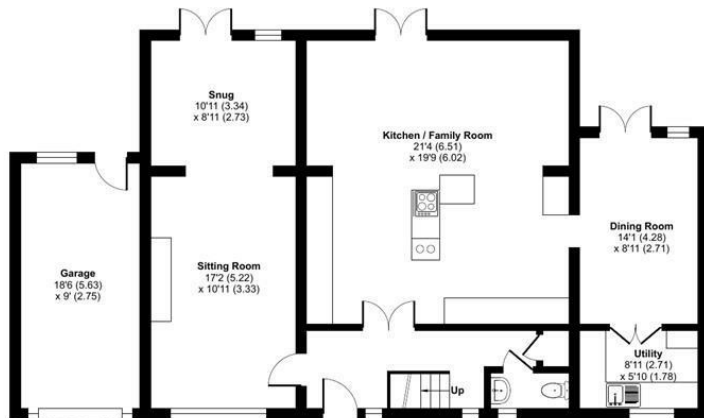




Ground Floor = 1070 sq ft / 99.4 sq m
 First Floor = 655 sq ft / 60.8 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 1890 sq ft / 175.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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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