



sparks ellison

19 Pine Road, Chandler's Ford, SO53 1LQ

£850,000

Located in the highly desirable area of Hiltingbury, this exceptional detached house on Pine Road offers a splendid opportunity for families seeking a spacious and flexible home, boasting approximately 2540sqft of living space. The property features four generous reception rooms, providing ample room for both relaxation and entertainment. The house comprises four well-proportioned bedrooms, including a master bedroom with en-suite bathroom, alongside an additional family bathroom. This layout not only ensures comfort but also presents the potential for an annexe, catering to various living arrangements or guest accommodation. The property is set back from the road, featuring a good-sized frontage that allows for plenty of parking, making it convenient for families and visitors alike. The surrounding area is known for its community spirit and is within walking distance to local shops, the picturesque Hiltingbury Lakes, and reputable schools, including Hiltingbury and Thornden. With no forward chain, this spacious family home is ready for its new owners to move in and make it their own. Whether you are looking for a tranquil retreat or a vibrant family hub, this property offers the perfect blend of space, location, and potential.

ACCOMMODATION

Ground Floor

Reception Hall:

Stairs to first floor with cupboard under.

Sitting Room:

16'4" x 13' (4.98m x 3.95m) Tiled floor.

Dining Room:

13' x 9'11" (3.97m x 3.02m) Tiled floor.

kitchen/Family Room:

30'9" max x 25' max (9.36m x 7.62m) Re-fitted range of cream gloss units, electric double oven, gas hob with extractor hood over, island unit, space and plumbing for dishwasher, open plan to dining/sitting area with tiled floor Velux window, double doors to rear garden.

Utility Room:

Space and plumbing for appliances, tiled floor, boiler, sink unit, storage cupboards, door to rear garden.

Games Room:

29'8" x 7'4" (9.05m x 2.24m) 3 Velux windows.

Inner Hallway:

Tiled floor.

Study/Bedroom 5:

14'5" max x 9'3" max (4.38m x 2.83m) Door to rear garden.

Cloakroom/Shower Room:

Suite comprising shower cubicle, wash basin with cupboard under, WC, tiled floor.

Storage/Office:

18'4" x 16'8" (5.58m x 5.07m) Door to driveway.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

17'2" max x 10'8" max (5.22m x 3.25m) Built in wardrobes.

En-Suite Shower Room:

Suite comprising corner shower cubicle, wash basin with cupboard under, WC.

Bedroom 2:

11'11" x 9'11" (3.63m x 3.02m) Built in wardrobe.

Bedroom 3:

13' max x 10'8" max (3.95m x 3.25m)

Bedroom 4:

10'11" x 8' (3.33m x 2.45m) Built in wardrobe.

Bathroom:

Suite comprising bath, sink unit with cupboard under, wash basin, WC.

OUTSIDE

Front:

To the front of the property is a large gravel driveway affording parking for several vehicles enclosed by hedging that creates a good degree of privacy, side access to rear garden.

Rear Garden:

Approximately 57' x 40'. Patio area, lawned area enclosed by hedging and fencing, garden store.

Agents Note:

Please note that the study, shower room and storage/office could be converted into an annex.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1979

Approximate Area:

2540sqft/235.9sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

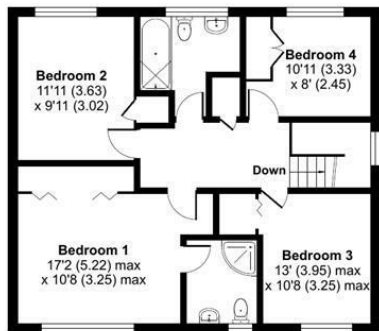
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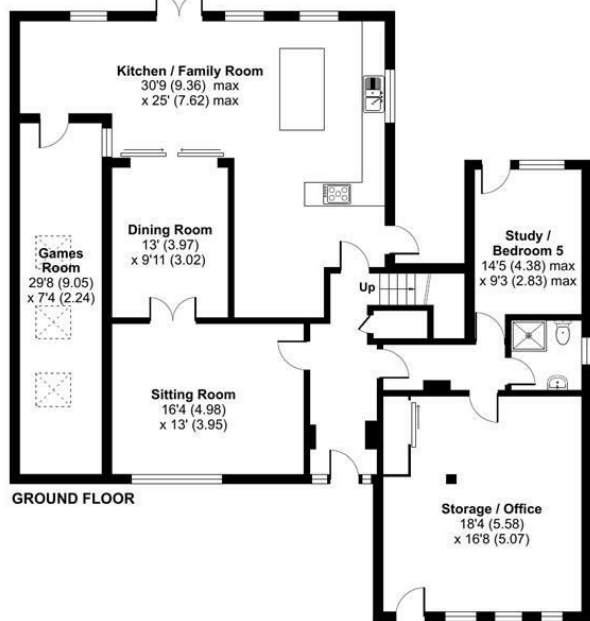
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Ground Floor = 1759 sq ft / 163.4 sq m
 First Floor = 781 sq ft / 72.5 sq m
 Total = 2540 sq ft / 235.9 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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

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