



sparky ellison

4 Ashen Close Pine Road, Chandler's Ford, SO53 1LH

£995,000

Nestled in a quiet close just off Pine Road in Hiltingbury, this magnificent detached house is this stylish and captivating family home, where the current owners have collaborated with a local interior designer to create an opulent and sophisticated space that is perfect for both family living and entertaining. Upon entering, you will be greeted by three spacious reception rooms that offer versatility and comfort. The heart of the home is undoubtedly the beautifully re-fitted open plan kitchen, dining, and sitting area which provides an inviting atmosphere for gatherings and everyday family life leading to the generous family room. With five well-appointed bedrooms benefiting from air conditioning, there is ample space for everyone, complemented by three beautifully appointed, modern re-fitted bathrooms that ensure convenience and luxury. The property is ideally located in the sought-after Hiltingbury area, making it convenient for local schools and shopping, which is perfect for families. The landscaped rear garden is a true highlight, featuring an outdoor kitchen and a charming cabin that could serve as an office or gym, providing additional flexibility to suit your lifestyle. This exceptional home combines style, comfort, and practicality, making it an ideal choice for those seeking a delightful family residence in a prime location. Don't miss the opportunity to make this stunning property your home.

ACCOMMODATION

GROUND FLOOR

Reception Hall:
Stairs to the first floor.

Sitting Room:
16'3" x 11'11" (4.95m x 3.63m)

Cloakroom:
Re-fitted modern suite comprising circular wash hand basin with cupboard under, WC.

Coats/Storage Room:
7'5" x 7'5" (2.26m x 2.25m) Fitted storage units incorporating cupboards and coats hanging space, bracket. (Please note this could also be converted into a study)

Kitchen/Dining/Family Room:
25'5" x 23'9" (7.75m x 7.25m) The kitchen area has been comprehensively re-fitted with a most attractive range of grey and navy shaker style units with granite worktops over. Two Miele electric ovens, Miele gas hob with extractor over and vintage mirror backdrop, double larder style cupboard, Butler sink with extendable mixer tap, integrated Miele dishwasher and pull out bins. A generous island unit with waterfall granite worktop incorporates a Butler sink with Quooker tap and integrated Neff drinks fridge under and breakfast bar seating five. The dining area affords ample space for table and chairs with adjacent matching dresser style unit incorporating a drinks fridge and glassware cabinets. The sitting area affords space for sofas and chairs and a media wall provides storage cupboards. Feature Lantern and bi-fold doors to rear garden.

Family Room:
Bi-fold doors to rear garden.

Utility Room:
7'7" x 7'7" (2.30m x 2.24) Space and plumbing for appliances, matching units, Butler sink, door to outside.

FIRST FLOOR

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
21'5" x 16'5" (6.53m x 5.01m) Air conditioning unit and ceiling speakers.

Dressing Room:
Fitted wardrobes.

Shower Room:
Re-fitted modern suite comprising open walk in shower area with part glazed screen, wash basin with cupboards under, WC, tiled walls.

Bedroom 2:
12'3" x 10'9" (3.73m x 3.28m) Double wardrobe.

En-Suite Shower Room:
Re-fitted modern suite comprising double width shower cubicle, circular wash basin with cupboard under, WC.

Bedroom 3:
12'5" x 9' (3.78m x 2.74m) Built in wardrobe.

Bedroom 4:
11'10" x 7'7" (3.60m x 2.30m) Built in wardrobe.

Bedroom 5:
10' x 6'4" (3.05m x 1.94m) Built in wardrobe

Bathroom:
Re-fitted modern suite comprising bath with central mixer tap, circular wash basin with cupboard under, WC.

OUTSIDE

Front:
To the front of the property is a grey resin bonded driveway affording off street parking leading to half carport area, side paths to rear garden.

Rear Garden:
The rear garden is a particularly attractive feature of the property measuring approximately 51' x 44' (Irregular shape representing maximum measurement) Adjoining the house is a full width paved terrace with retaining planters and artificial grassed area.

Outdoor Kitchen:
The kitchen area incorporates a comprehensive range of stainless steel cupboards and drawers with work services over and sink unit, space for cooking appliances. The kitchen is surrounded and covered by louvred roof and sides.

Cabin:

19' x 12'3" (5.78m x 3.74m) Purpose built insulated room making for an ideal Home Office, Gym or Games room with bi-fold doors onto the garden.

Storage Space:

17'1" x 18'11" (5.02m x 2.72m) The front section of the former garage with two electric roller doors, battery pack for solar panels, boiler for central heating, light and power.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

1990

Approximate Area:

2729spft/253.4sqm (Including garage and outbuildings)

Sellers Position:

Found property to purchase

Heating:

Gas central heating and under floor heating

Windows:

UPVC and Aluminium double glazing

Loft Space:

Partially boarded

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band F

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.





Ground Floor = 1347 sq ft / 125.1 sq m
 First Floor = 997 sq ft / 92.6 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuilding = 233 sq ft / 21.6 sq m
 Total = 2729 sq ft / 253.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1348522.



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	

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