



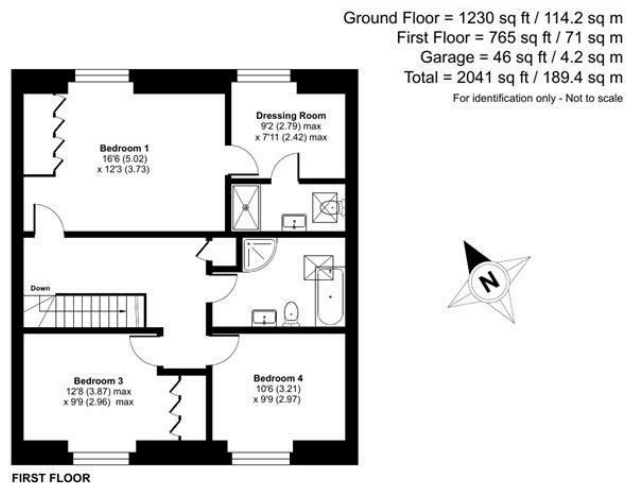
sparky ellison

136 Hiltingbury Road, Chandler's Ford, SO53 5NS

£835,000

This substantial detached chalet style family home offers a perfect blend of space and flexibility. With four/five generously sized bedrooms, including two en suites, and an additional family bathroom, this property is ideal for families seeking comfort and convenience. The heart of the home is a superb kitchen and dining room that overlooks the expansive rear garden, creating a delightful space for family gatherings and entertaining guests. The two reception rooms provide additional living space, allowing for a variety of uses, whether it be a cosy lounge or a playroom for children whilst there is also separate space for studying. The property boasts a large frontage with ample off-road parking, ensuring that you and your guests will never be short of space. The impressive 72' rear garden is a true highlight, offering a private outdoor retreat for relaxation and recreation. Situated close to local shops, this home is perfectly positioned for everyday conveniences. Additionally, it falls within the catchment area for the highly regarded Hiltingbury and Thornden Schools, making it an excellent choice for families with children.

ACCOMMODATION	
Ground Floor	Front: Measures approximately 62' x 40' with a large gravel driveway affording off road parking for several vehicles with planted beds, side pedestrian access to rear garden, resin pathway leading to front door.
Entrance Hall: Stairs to first floor, recess providing space for coats and shoes leading to cloakroom, area which could be used as a study area.	Rear Garden: The rear garden measures approximately 72' x 40' and comprises a paved patio area including a covered area with outside tap, area laid to lawn, variety of mature plants, bushes, shrubs and trees, garden sheds.
Cloakroom: White suite comprising wash hand basin and WC inset to vanity unit.	Storage: 7'8" x 6'6" (2.34m x 1.98m) with an electric up and down door, power and light.
Sitting Room: 16'3" x 16'2" (4.96m x 4.92m) Doors opening on to rear garden.	OTHER INFORMATION
Family Room/Bedroom 5: 13'11" into bay x 10'11" max (4.25m x 3.33m)	Tenure: Freehold
Bedroom 2: 13'11" into bay x 11' max (4.25m x 3.35m)	Approximate Age: 1950
En Suite: Comprising open ended shower enclosure, wash hand basin and WC inset to vanity unit, tiled walls, tiled floor.	Approximate Area: 181.2sqm/1953sqft including garage
Kitchen/Dining Room: 19'5" x 17'5" (5.91m x 5.32m) Space for Aga, integrated dishwasher, integrated fridge freezer, integrated microwave, fitted dresser, space for table and chairs, doors to rear garden.	Sellers Position No forward chain
Utility Room: 7'5" x 5'2" (2.27m x 1.58m) Comprising space and plumbing for washing machine, space for tumble dryer.	Heating: Gas central heating
First Floor	Windows: UPVC double glazed windows
Landing: Access to loft space, built in storage cupboard.	Loft Space: Partially boarded with ladder and light connected
Bedroom 1: 16'6" x 12'3" (5.02m x 3.73m) Range of fitted wardrobes.	Infant/Junior School: Hiltingbury Infant/Junior School
Dressing Room: 9'2" x 7'11" (2.79m x 2.42m)	Secondary School: Thornden Secondary School
En-Suite: 9'2" x 3'11" (2.79m x 1.19m) White suite with open ended shower cubicle, wash hand basin, WC, tiled walls.	Local Council: Eastleigh Borough Council - 02380 688000
Bedroom 3: 12'8" x 9'9" (3.87m x 2.96m) Built in wardrobes.	Council Tax: Band E
Bedroom 4: 10'6" x 9'9" (3.21m x 2.97m)	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.
Bathroom: 10'9" x 7'4" (3.28m x 2.24m) Stunning four piece white suite comprising shower in cubicle, bath, wash hand basin, WC, tiled floor, tiled walls.	
OUTSIDE	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1395033.



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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