



sparks ellison

22 Malcolm Road, Chandlers Ford, SO53 5BG

£1,095,000

Nestled in the heart of Hiltingbury, Chandlers Ford, this magnificent detached family home on Malcolm Road offers an impressive living space of approximately 2257 square feet. Built in 1955, the property has been thoughtfully extended and is beautifully presented throughout, showcasing a host of wonderful attributes that make it an ideal choice for families seeking comfort and style. The home boasts three main reception rooms, providing ample space for both relaxation and entertainment. The inviting sitting room features an open fire, perfect for cosy evenings, while the generous family room/snug, offers a warm and welcoming atmosphere. Additionally, a spacious study allows for a productive work-from-home environment. Set on a delightful plot of approximately 0.25 acres, the property benefits from a feature in-and-out driveway at the front, enhancing its curb appeal and parking. The well-maintained rear garden, measuring approximately 103 ft, enjoys a pleasant westerly aspect, making it an ideal space for outdoor activities, entertaining and gatherings. The accommodation comprises four generous bedrooms, including a well-appointed ensuite and a family bathroom, ensuring comfort and convenience for all family members. This property is ideally located within walking distance of the picturesque Hiltingbury Lakes, local shops on Hiltingbury Road, and reputable schools such as Thornden. Excellent transport links are also available, with bus services to Winchester and Southampton, and a short drive to junction 12 of the M3. In summary, this stunning family home offers a perfect blend of space, style, and location, making it a must-see for those looking to settle in a vibrant community.

ACCOMMODATION

Ground Floor

Entrance porch:

Front door to

Reception hall:

Oak flooring, oak spindle staircase to first floor with cupboard under. Coats cupboard, window shutters.

Sitting room:

19'9" x 11'11" (6.03m x 3.63m) Open fireplace, oak floor, dual aspect with double doors to rear garden, window shutters.

Kitchen/Dining room:

25'10" x 8'10" (7.88m x 2.69m) The kitchen area has been refitted with an attractive range of shaker style units with wooden worktops, Neff electric oven, Neff combination microwave/oven, warming drawer, integrated Neff dishwasher, space for American style fridge freezer, island unit with granite worktop incorporating gas hob with extractor hood over, breakfast bar and further cupboards.

Dining area: 15'6" x 7'11" (4.72m x 2.41m) Feature vaulted ceiling and bifold doors to rear garden, space for table and chairs and sofa. Tiled floor throughout with underfloor heating.

Family room:

14'3" x 13'8" (4.35m x 4.17m) Oak floor, window shutters.

Study:

13'11" x 10'4" (4.25m x 3.15m) Oak floor, window shutters.

Utility room:

9'8" x 9'7" (2.94m x 2.91m) Range of storage cupboards, space and plumbing for appliances, tiled floor, door to outside, boiler.

Cloakroom:

Modern suite comprising wash basin, WC, tiled floor.

First Floor

Landing:

Airing cupboard, window shutters.

Bedroom 1:

21'8" x 12'2" (6.60m x 3.72m) Fitted wardrobes and dressing table, housing for television, window shutters.

En-suite:

Refitted modern suite comprising double width shower cubicle, wash basin with cupboard under, WC, tiled walls and floor.

Bedroom 2:

16'3" x 8'11" (4.95m x 2.72m) Window shutters, hatch to loft space.

Bedroom 3:

11'11" x 10'2" (3.63m x 2.86m) Window shutters.

Bedroom 4:

11'11" x 9'5" (3.63m x 2.876m) Window shutters.

Bathroom:

Refitted modern suite comprising bath with mixer tap and shower attachment, separate shower cubicle, wash basin with cupboard under, WC, tiled walls, window shutters.

OUTSIDE

The total plot extends to approximately 0.25 of an acre and represents a particularly impressive feature of the property.

Front:

To the front of the property is a generous in and out driveway providing parking for several vehicles with mature planted borders and side access to rear garden.

Rear:

The rear garden enjoys a pleasant westerly aspect and measures approximately

103 ft by 59 ft. Adjoining the rear of the property is a paved terrace providing outside entertaining areas benefiting from two electric awnings. Tiered lawned areas and gravelled areas are interspersed with mature planting enclosed by good quality fencing. Summer house with light and power

Storage room:

19'9" x 5'10" (6.03m x 1.78m) Located to the side of the property, light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1955

Approximate Area:

2257 sq ft x 209.5 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light, connected ladder

Infant/Junior School:

Chandler's Ford Infant School/ Merdon Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

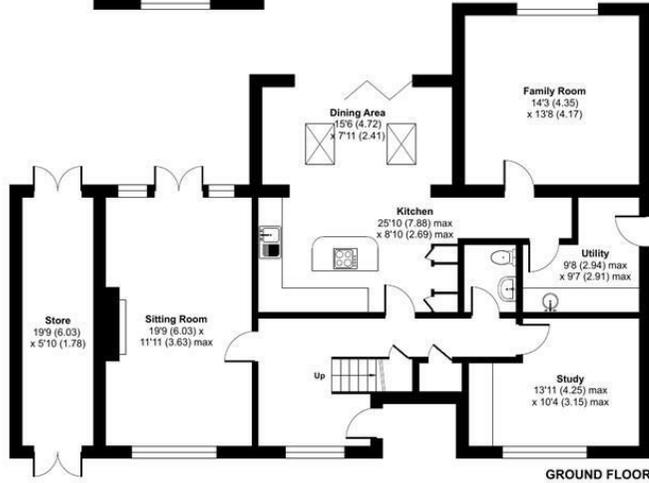
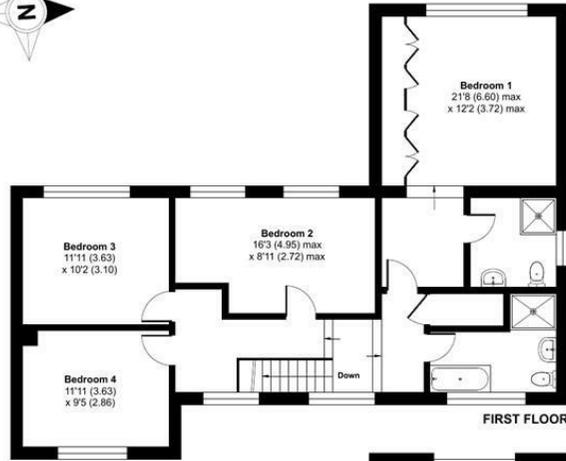
Band F

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 = 1195 sq ft / 111 sq m
 First Floor = 945 sq ft / 87.7 sq m
 Outbuilding = 117 sq ft / 10.8 sq m
 Total = 2257 sq ft / 209.5 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		73	77
(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.



