



se sparks ellison  
For Sale  
023 8025 5333 sparksellison.co.uk

se sparks ellison  
est. 2003

# 36 Pine Road, Chandler's Ford, SO53 1LJ

£625,000

Located on Pine Road in Hiltingbury, Chandler's Ford this delightful detached bungalow offers a perfect blend of character and modern living. Built in 1932, the property provides ample space for a comfortable lifestyle. With four well-proportioned bedrooms, one of which is on the first floor, an en-suite and bathroom, this home is ideal for retirement, families or those seeking extra space for guests or a home office. The layout includes a generous, welcoming living room, perfect for entertaining or relaxing as well as a spacious kitchen/dining room both overlooking the rear garden. The bungalow's design allows for easy access and a single-level living experience as well as being presented to an exceptional standard. To the front is a good size driveway and to the rear a delightfully landscaped, low maintenance garden. The surrounding area is known for its friendly community and excellent local amenities, including shops, schools, to include Hiltingbury and Thornden and parks, making it a desirable location for families and professionals alike.

## ACCOMMODATION

### Ground Floor

#### Reception hall:

Door and stairs to loft bedroom 4.

#### Sitting room:

23'11" x 15'10" (7.30m x 4.82m) Bay window with patio doors to rear garden, fireplace with inset electric fire.

#### Kitchen/dining room:

17'7" x 15'7" (5.35m x 4.74m) Fitted with a comprehensive range of units and quartz worktops, built in electric double oven, induction hob with extractor hood over, integrated dishwasher and fridge. Skylight window, space for table and chairs, double doors to rear garden.

#### Bedroom 1:

12'1" x 10'5" (3.68m x 3.18m) Fitted wardrobes, bay window with window shutters.

#### En-suite:

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

#### Bedroom 2/Snug:

14'2" x 12'5" (4.32m x 3.78m) Bay window with window shutters, fireplace with electric fire.

#### Bedroom 3:

12'4" x 9'10" (3.77m x 2.98m) Built in cupboard.

#### Bathroom:

Suite comprising bath with mixer tap, separate shower unit over and glazed screen, wash basin with cupboard under, WC, tiled walls.

#### Utility room:

12'8" x 5'1" (3.85m x 1.56m) Storage cupboards, space and plumbing for appliances, sink unit.

#### Bedroom 4:

18'4" x 15'11" (5.59m x 4.84m) Built in storage cupboards.

## OUTSIDE

### Front:

To the front of the property is a good sized driveway affording off street parking for several vehicles with planted borders.

### Rear:

Approximately 45 ft x 40 ft. The rear garden has been delightfully landscaped with gravelled areas interspersed with well stocked borders and planting, together with patio areas enclosed by hedging, walling and fencing. Brick built shed.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

1930

### Approximate Area:

### Sellers Position:

Looking for forward purchase

### Heating:

Gas & electric heating

### Windows:

UPVC Double glazing

### Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

### Secondary School:

Thornden School

### Local Council:

Eastleigh Borough Council - 02380 688000

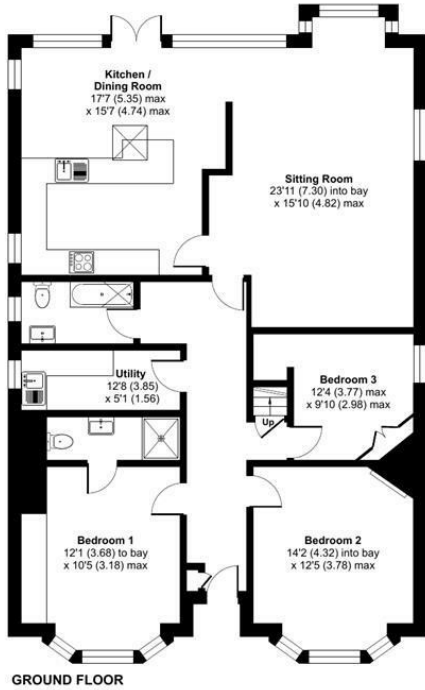
### Council Tax:

Band E

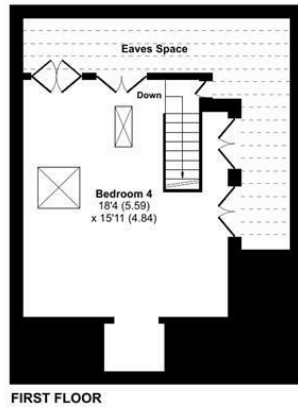
### Agents Note:

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 = 1377 sq ft / 127.9 sq m  
 First Floor = 305 sq ft / 28.3 sq m  
 Limited Use Area(s) = 191 sq ft / 17.7 sq m  
 Total = 1874 sq ft / 173.9 sq m  
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	68
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2026. Produced for Sparks Ellison. REF: 1422359

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto: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.



