sparks ellison
For Sale
se
est.2003
sparks ellison

35 Gordon Road, Chandler's Ford, SO53 5AQ £950,000

Located on the charming Gordon Road in the heart of Hiltingbury, Chandler's Ford, this magnificent detached family home has been thoughtfully extended and crafted by a highly regarded local developer, presenting an exceptional standard of living that feels akin to a brand new residence. As you enter, you are greeted by a generous hallway that leads to two inviting reception rooms, perfect for entertaining and home working. The heart of the home is undoubtedly the stunning fitted kitchen, which seamlessly opens into an expansive dining and living space. This area is bathed in natural light, thanks to the bi-fold doors that lead out to the delightful rear garden, creating a perfect indoor-outdoor flow for family gatherings and summer barbecues. The first floor boasts a luxurious main bedroom, complete with two walk-in wardrobes and a brand new en-suite bathroom, ensuring a private retreat for the homeowners. Additionally, there are three further well proportioned bedrooms and a newly fitted family bathroom, catering to the needs of a growing family. Set within a plot of approximately 0.2 acres, the property features a delightful rear garden that enjoys a southerly aspect, measuring an impressive 110' x 49'. This outdoor space is ideal for children to play or for gardening enthusiasts to cultivate. The property also benefits from a generous driveway, carport, garage and adjoining utility room, providing ample parking and storage solutions. Located in the heart of Hiltingbury, this home is within walking distance to local shops, the highly regarded Hiltingbury School, a community centre, and a leisure centre. It also falls within the catchment area for Thornden School, making it an ideal choice for families seeking a vibrant community with excellent educational opportunities. This property truly offers a perfect blend of modern living and convenience, making it a must-see for prospective buyers.

ACCOMMODATION

Ground Floor

Reception Hall:
Oak and glass staircase to the first floor with a cupboard under.

Sitting Room:
18'10" x 10'10" (5.75m x 3.31m) Feature wall, two porthole windows to the side.

Study:
10'2" x 7'8" (3.09m x 2.33m)

Cloakroom:
Brand new suite comprising sink unit with cupboards under, WC, tiled floor.

Kitchen/Dining/Family Room:
29'2" x 20'7" (8.90m x 6.28m) The kitchen area is fitted with a brand new range of grey and navy blue shaker style units with brass coloured fitments and quartz worktops, integrated dishwasher and bins, electric double oven, integrated fridge/freezer, larder style cupboard, cupboard housing boiler. A generous island unit incorporates an induction hob with a built-in extractor fan, extensive drawers, wine cooler, and breakfast bar. The dining and living space provides ample room for table and chairs and sofas with bifold doors to rear garden.

Utility Room:
8'2" x 5'0" (2.48 m x 1.52m) Space and plumbing for appliances, sink unit, cupboard, door to outside.

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
16'8" x 13'0" (5.07m x 3.95m) Two walk in wardrobes.

En-Suite:
Brand new suite comprising double width shower cubicle with glazed screen, double sink unit with cupboard under and two mirrors over, WC, tiled floor.

Bedroom 2:
17'0" x 8'8" (5.18m x 2.65m)

Bedroom 3:
13'5" x 10'10" (4.10m x 3.30m) Access to eaves stoarge space.

Bedroom 4:
13'3" x 10'11" (4.03m x 3.33m) Access to eaves storage, two porthole windows to the side.

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

OUTSIDE
The total plot extends to approximately 0.2 of an acre, representing an attractive feature of the property.

Front:
To the front of the property is a brick-paved and tarmac driveway providing parking for several vehicles, leading to a carport to the side providing further parking, which in turn leads to the garage.

Rear Garden:
The rear garden measures approximately 110' x 49'. Enjoying a pleasant

south-westerly aspect. A paved patio adjoins the house, leading onto a lawned area enclosed by hedging. Garden shed.

Garage:
18'3" x 8'8" (5.55m x 2.64m) Light and power, double doors to rear garden door to;

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1955

Approximate Area:
2145 sq ft / 199.1 sq m (including garage and outbuilding)

Sellers Position:
No forward purchase

Heating:
Gas central heating and partial underfloor heating

Windows:
UPVC and aluminum double glazing

Loft Space:
Light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

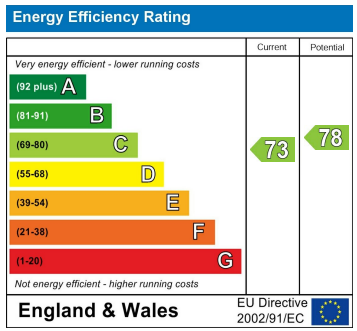
Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band G

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 = 1000 sq ft / 92.9 sq m
First Floor = 858 sq ft / 79.7 sq m
Garage = 158 sq ft / 14.6 sq m
Outbuilding = 41 sq ft / 3.8 sq m
Limited Use Area(s) = 88 sq ft / 8.1 sq m
Total = 2145 sq ft / 199.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1520377



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.