



77 Pine Road, Chandlers Ford, SO53 1JU

£850,000

Located in the highly sought after area of Hiltingbury, this magnificent detached family home on Pine Road offers an exceptional living experience. The property has been thoughtfully extended to the rear and into the loft, providing flexible accommodation that can easily adapt to your family's needs. With the potential for either six spacious bedrooms or dedicated work-from-home spaces, this home is also ideal for multi-generational living. As you enter, you are greeted by a spacious hall and living space, perfect for entertaining guests or enjoying quiet family time. The heart of the home is the stunning open-plan kitchen and dining area, which creates a warm and welcoming atmosphere for family gatherings. The rear garden, boasting a southerly aspect, is a delightful outdoor space for relaxation and entertaining. This property features two en-suite bedrooms, ensuring comfort and privacy for family members or guests. The beautiful location of Hiltingbury allows for easy access to local schools, shops, a leisure centre, and a community centre, making it a convenient choice for families. The centre of Chandlers Ford is a short distance away as is Thornden school and junction 12 of the M3. In summary, this remarkable home combines spacious living with a prime location, making it a perfect choice for those seeking a family-friendly environment in a vibrant community.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Stairs to first floor.

Cloakroom:

Wash basin, WC.

Sitting Room:

17'2" x 12' (5.24m x 3.65m) Fireplace with inset gas coal effect fire.

Snug:

12' x 10'2" (3.65m x 3.11m) Double doors to rear garden.

Kitchen/Dining Room:

22'2" x 15'11" (6.76m x 4.86m) The kitchen area has been comprehensively re-fitted with a range of modern cream coloured Shaker style units and granite worktops over, Range Master oven and hob with extractor hood over, integrated dishwasher, space for American style fridge freezer, island unit with granite worktop. The dining area affords space for table and chairs with bi-fold doors to rear garden.

Utility Room:

9'1" x 5'5" (2.77m x 2.66m) Space and plumbing for appliances, cupboards, boiler, under stairs cupboard, door to outside.

FIRST FLOOR

Landing:

Airing cupboard, stairs to second floor.

Bedroom 4/Study:

12'4" x 11'6" (3.76m x 3.51m) Built in wardrobes.

Bedroom 1:

16'10" x 15' (5.12m x 4.56m) Built in wardrobes.

En-suite Shower Room:

Suite comprising double width shower cubicle, wash basin, WC, tiled floor.

Bedroom 3:

13'11" x 12' (4.23m x 3.65m) Built in wardrobes.

Bedroom 5:

11'11" x 11'8" (3.64m x 3.55m) Built in wardrobes:

Bathroom:

Suite comprising bath separate double width shower cubicle, wash basin, WC.

SECOND FLOOR

Landing:

Bedroom 2:

16'3" x 15' (4.95m x 4.57m) Built in wardrobe.

En-suite Shower Room:

Suite comprising double width shower cubicle, wash basin, WC.

Bedroom 6/Study:

15' x 8'11" (4.57m x 2.73m) Built in cupboard.

OUTSIDE

Front:

To the front of the property is a double width driveway and adjacent artificial grassed area with side access to rear garden. The property also enjoys ownership of the land across from the driveway.

Rear Garden:

The rear garden enjoys a pleasant southerly aspect with patio area and lawned area, enclosed by fencing.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2003

Approximate Area:

251.8sqm/2711sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band F

Local Council:

Eastleigh Borough Council - 02380 688000

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 = 912 sq ft / 84.7 sq m
 First Floor = 972 sq ft / 90.3 sq m
 Second Floor = 420 sq ft / 39 sq m
 Garage = 281 sq ft / 26.1 sq m
 Limited Use Area(s) = 126 sq ft / 11.7 sq m
 Total = 2711 sq ft / 251.8 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) A			
(81-91) B			
(69-80) C		77	82
(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	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Sparks Ellison. REF: 1354214

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