



sparks ellison

19 Pine Road, Chandler's Ford, SO53 1LQ

£850,000

Located in the highly desirable area of Hiltingbury, this exceptional detached house on Pine Road offers a splendid opportunity for families seeking a spacious and flexible home, boasting approximately 2540sqft of living space. The property features four generous reception rooms, providing ample room for both relaxation and entertainment. The house comprises four well-proportioned bedrooms, including a master bedroom with en-suite bathroom, alongside an additional family bathroom. This layout not only ensures comfort but also presents the potential for an annexe, catering to various living arrangements or guest accommodation. The property is set back from the road, featuring a good-sized frontage that allows for plenty of parking, making it convenient for families and visitors alike. The surrounding area is known for its community spirit and is within walking distance to local shops, the picturesque Hiltingbury Lakes, and reputable schools, including Hiltingbury and Thornden. With no forward chain, this spacious family home is ready for its new owners to move in and make it their own. Whether you are looking for a tranquil retreat or a vibrant family hub, this property offers the perfect blend of space, location, and potential.

ACCOMMODATION

Ground Floor

**Reception Hall:**  
Stairs to first floor with cupboard under.

**Sitting Room:**  
16'4" x 13' (4.98m x 3.95m) Tiled floor.

**Dining Room:**  
13' x 9'11" (3.97m x 3.02m) Tiled floor.

**kitchen/Family Room:**  
30'9" max x 25' max (9.36m x 7.62m) Re-fitted range of cream gloss units, electric double oven, gas hob with extractor hood over, island unit, space and plumbing for dishwasher, open plan to dining/sitting area with tiled floor Velux window, double doors to rear garden.

**Utility Room:**  
Space and plumbing for appliances, tiled floor, boiler, sink unit, storage cupboards, door to rear garden.

**Games Room:**  
29'8" x 7'4" (9.05m x 2.24m) 3 Velux windows.

**Inner Hallway:**  
Tiled floor.

**Study/Bedroom 5:**  
14'5" max x 9'3" max (4.38m x 2.83m) Door to rear garden.

**Cloakroom/Shower Room:**  
Suite comprising shower cubicle, wash basin with cupboard under, WC, tiled floor.

**Storage/Office:**  
18'4" x 16'8" (5.58m x 5.07m) Door to driveway.

First Floor

**Landing:**  
Hatch to loft space, airing cupboard.

**Bedroom 1:**  
17'2" max x 10'8" max (5.22m x 3.25m) Built in wardrobes.

**En-Suite Shower Room:**  
Suite comprising corner shower cubicle, wash basin with cupboard under, WC.

**Bedroom 2:**  
11'11" x 9'11" (3.63m x 3.02m) Built in wardrobe.

**Bedroom 3:**  
13' max x 10'8" max (3.95m x 3.25m)

**Bedroom 4:**  
10'11" x 8' (3.33m x 2.45m) Built in wardrobe.

**Bathroom:**  
Suite comprising bath, sink unit with cupboard under, wash basin, WC.

OUTSIDE

**Front:**  
To the front of the property is a large gravel driveway affording parking for several vehicles enclosed by hedging that creates a good degree of privacy, side access to rear garden.

**Rear Garden:**  
Approximately 57' x 40'. Patio area, lawned area enclosed by hedging and fencing, garden store.

**Agents Note:**  
Please note that the study, shower room and storage/office could be converted into an annex.

OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1979

**Approximate Area:**  
2540sqft/235.9sqm

**Sellers Position:**  
No forward chain

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded with ladder and light connected

**Infant/Junior School:**  
Hiltingbury Infant/Junior School

**Secondary School:**  
Thornden Secondary School

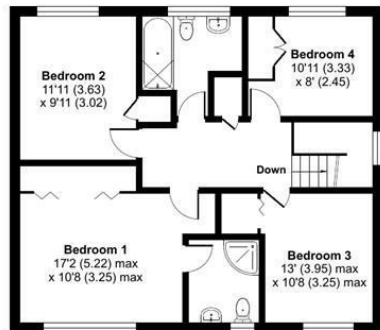
**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Council Tax:**  
Band E

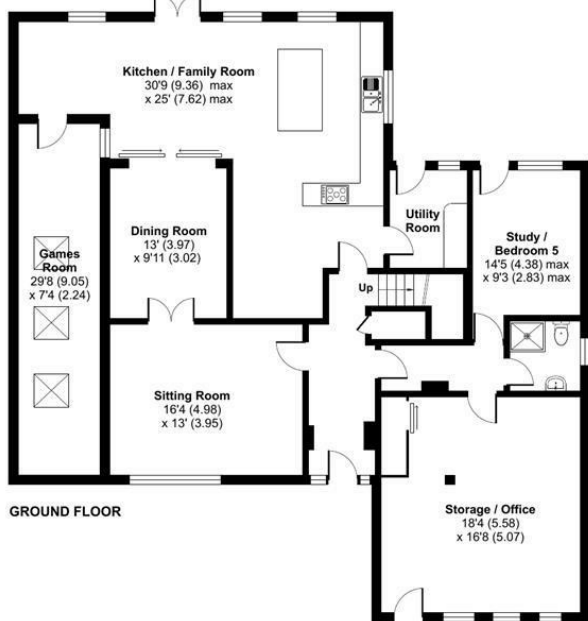
**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 1825 sq ft / 169.5 sq m  
First Floor = 781 sq ft / 72.5 sq m  
Total = 2606 sq ft / 242.1 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



| 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>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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.



