



sparks ellison

Located on the popular Pitmore Road in Allbrook, this delightful semi-detached house from the 1920s offers a perfect blend of character and modern living. With four spacious bedrooms and two well-appointed shower rooms, this stylish home is ideal for families seeking comfort and flexibility. Upon entering, you are greeted by a stunning open plan living room that boasts bi-fold doors, seamlessly connecting the indoor space to the rear garden. This feature not only enhances the natural light but also creates an inviting atmosphere for entertaining or relaxing. The modern kitchen, fitted with high-quality Neff appliances, is a culinary enthusiast's dream, providing both style and functionality. There is also air conditioning in the ground floor bedroom and on the landing. The ground floor bedroom offers versatility, making it suitable for guests or as a home office, while the three additional bedrooms and en-suite on the first floor provide ample space for family members. The property is set within the desirable catchment areas for Otterbourne and Thornden schools, making it an excellent choice for families with children. The rear garden, with its southerly aspect, is perfect for enjoying sunny afternoons, while the driveway at the front provides convenient off-road parking. With easy access to junction 12 of the M3, as well as nearby Chandler's Ford and Otterbourne, this location is ideal for commuters and those looking to explore the surrounding areas. This characterful home on Pitmore Road is a rare find, combining modern amenities with the charm of a bygone era, making it a must-see for anyone looking to settle in this highly sought after location.

ACCOMMODATION

Entrance Vestibule:

Vaulted ceiling, wooden floor, storage cupboards, open plan to:-

Reception Hall:

Wooden floor, stairs to first floor.

Sitting/Dining Room:

25'4" x 21'2" (7.73m x 6.46m) This magnificent open plan space affords a study area with open fireplace and sitting area, space for sofas and bi-fold doors to rear garden with a dining area providing ample space for table and chairs and feature wall.

Kitchen:

12'11" x 12'4" (3.93m x 3.76m) An L-shaped room providing a range of units Neff electric double oven Neff induction hob and extractor hood over, integrated Neff dishwasher, space for upright fridge freezer space and plumbing for washing machine, velux window door to outside

Bedroom 4:

14'1" x 9'8" (4.29m x 2.95m) Wall to wall fitted wardrobes, air-conditioning unit.

Shower Room:

Re-fitted modern suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls.

First Floor:

Landing:

Air conditioning unit.

Bedroom 1:

12' x 11'2" (3.66m x 3.41m) Cast iron fireplace.

En-Suite Shower Room:

Re-fitted modern suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled walls and floor.

Bedroom 2:

12'11" x 8'2" (3.94m x 2.49m) Eaves cupboard, airing cupboard, cupboard housing boiler.

Bedroom 3:

10'2" x 6'6" (3.10m x 1.97m)

OUTSIDE

Front:

To the front of the property is a good sized driveway affording off street parking with adjacent planted area enclosed by fencing, side gate and path to rear garden.

Rear Garden:

Approximately 38' x 28' enjoying a pleasant southerly aspect. Adjoining the property is a patio leading onto a lawned area enclosed by fencing, garden shed with light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1928

Approximate Area:

1236sqft/114.7sqm

Sellers Position:

Found property to purchase

Heating:

Gas central heating, 2 air-conditioning units

Windows:

UPVC windows and aluminium bi-fold doors

Loft Space:

Partially boarded with light and ladder connected

Infant/Junior School:

Otterbourne C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

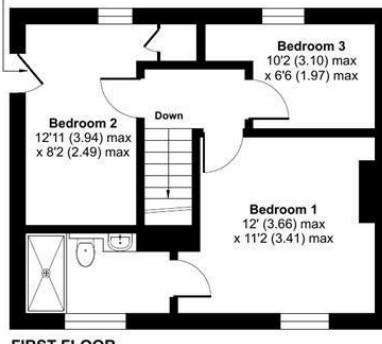
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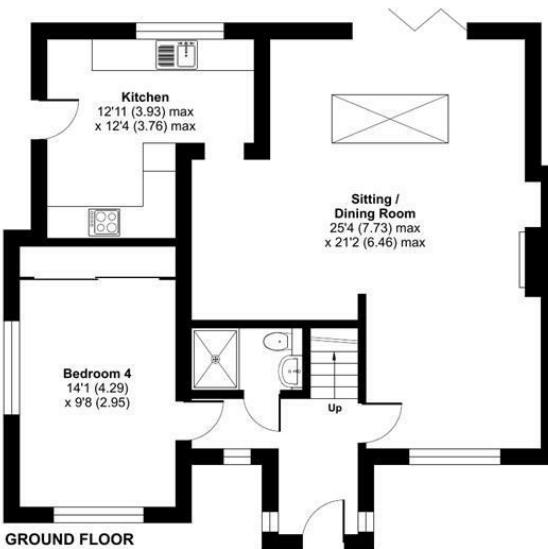
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Ground Floor = 849 sq ft / 78.8 sq m
 First Floor = 387 sq ft / 35.9 sq m
 Total = 1236 sq ft / 114.7 sq m
 For identification only - Not to scale

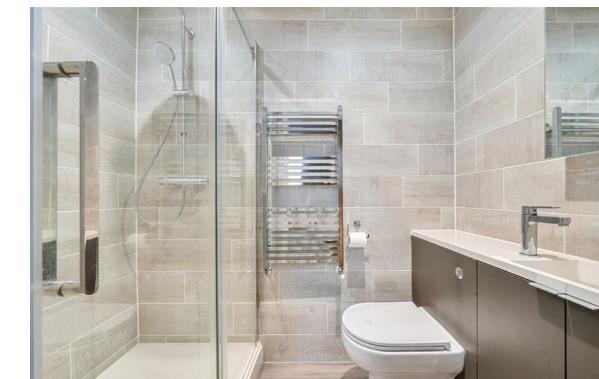
Access To Eaves



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Sparks Ellison. REF: 1395395



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	76
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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