



sparks ellison

# 29 Allbrook Knoll, Eastleigh, SO50 4RX

£499,950

Located in the desirable area of Allbrook Knoll, this immaculate detached family home is presented to an exceptionally high standard, making it a perfect choice for those seeking both comfort and style. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is a magnificent open-plan living area that seamlessly combines a sitting room, dining space, and a modern fitted kitchen. This inviting space is further enhanced by a light and airy family room, ideal for family gatherings or quiet evenings in. With four generous bedrooms, this home offers plenty of room for a growing family. One of the bedrooms features a unique mezzanine level, adding a touch of character and versatility. The property also includes a well-appointed Jack and Jill en-suite bathroom and family bathroom, ensuring convenience for family members and guests alike. Outside, the brick-paved driveway leads to a garage and additional storage. The location is particularly appealing, with easy access to beautiful woodland walks, as well as the nearby amenities of Chandlers Ford and Eastleigh. Furthermore, the M3 motorway is conveniently close, making commuting a breeze. This stunning home is a rare find and is sure to attract interest from families looking for a blend of modern living and a pleasant setting. Don't miss the opportunity to make this exceptional property your own.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Stairs to first floor.

#### Cloakroom:

Wash basin, wc.

#### Open Plan Living Space:

25'7" x 24'9" (7.81m x 7.54m)

#### Sitting Area:

Space for sofas and chairs, windows to front elevation, open plan to;

#### Dining Area:

Space for table and chairs, doors to family room, open plan to;

#### Kitchen:

The kitchen has been re-fitted with a range of modern white units and solid acrylic worktops over incorporating a breakfast bar, built in electric double oven, induction hob with extractor hood over, integrated dishwasher, space for American style fridge freezer, provision for water softener, larder cupboard and storage cupboard, double doors to rear garden, door to garage.

#### Family Room:

14'4" x 12'1" (4.36m x 3.68m) An attractive feature of the property overlooking the rear garden with plenty of natural light, dual aspect windows and a skylight, double doors to rear garden.

### First Floor

#### Landing:

Hatch to loft space.

#### Bedroom 1:

12'4"max x 11'6"max (3.76m x 3.50m) Built in wardrobes.

#### En-Suite Shower Room:

Suite comprising double with shower cubicle, wash basin with cupboard under, WC. A Jack and Jill arrangement with bedroom 2.

#### Bedroom 2:

11'6"max x 9'10"max (3.50m x 2.99m) Built in single wardrobe, large built in cupboard over bulkhead, steps up to a mezzanine level with Juliet balcony and double doors overlooking the rear 14'3" x 7'6" (4.34m x 2.29m).

#### Bedroom 3:

15'7"max x 10'5"max (4.76m x 3.18m) Built in single wardrobe.

#### Bedroom 4:

8'7" x 7'6" (2.62m x 2.29m) Shelved cupboard

#### Bathroom:

Suite comprising P shaped bath with mixer tap and glazed screen, electric shower unit, wash basin with cupboard under, WC.

## OUTSIDE

#### Front:

To the front of the property is a double width brick paved driveway affording off street parking and slate chipping area to the side.

#### Rear Garden:

Approximately 35'6" x 27'10" [maximum measurement] The garden is predominantly lawned with a gravelled area enclosed by fencing, rear pedestrian gate.

#### Garage:

13'4" x 8'7" (4.06m x 2.61m) Electric roller door, light, power and boiler.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1977

#### Approximate Area:

1603sqft/148.7sqm (Includes mezzanine and garage)

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating with underfloor electric heating to family room.

#### Windows:

UPVC double glazed windows

#### Loft Space:

Fully boarded with power and light connected

#### Infant/Junior School:

Shakespeare Infant/Junior School

#### Secondary School:

Crestwood Community College

#### Local Council:

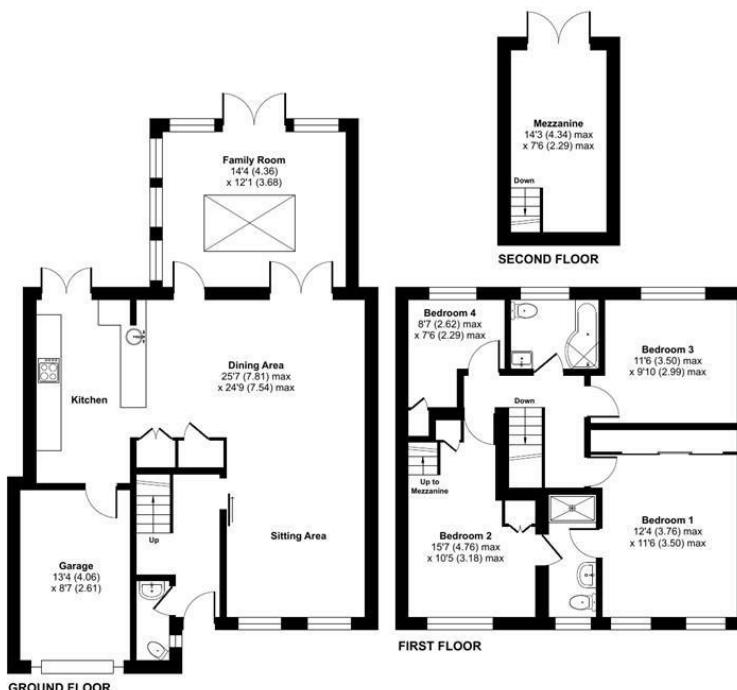
Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band D

#### Agents Notes:

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 = 748 sq ft / 69.4 sq m  
 First Floor = 634 sq ft / 58.9 sq m  
 Mezzanine = 107 sq ft / 9.9 sq m  
 Garage = 114 sq ft / 10.5 sq m  
 Total = 1603 sq ft / 148.7 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). ©nichescom 2026. Produced for Sparks Ellison. REF: 1401695

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
EU Directive 2002/91/EC			



