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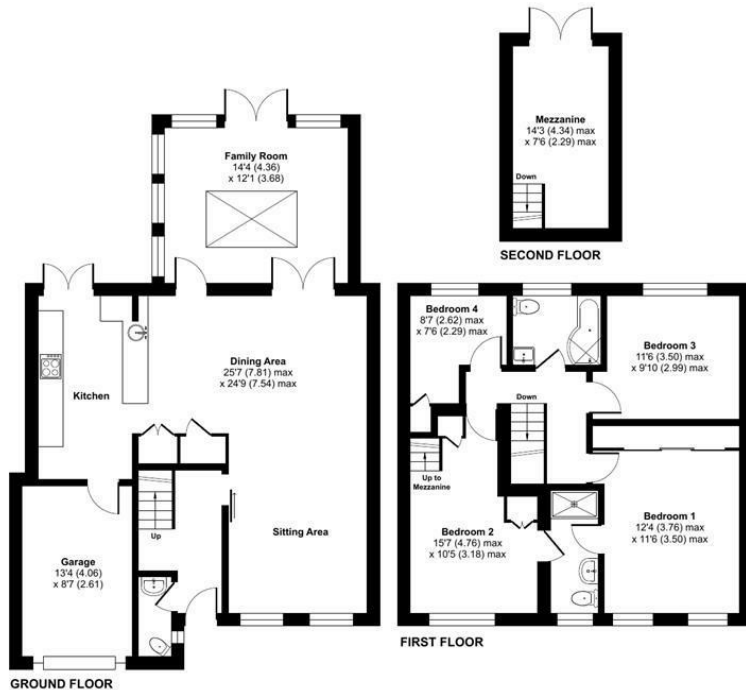
29 Allbrook Knoll, Eastleigh, SO50 4RX

£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.

<b>ACCOMMODATION</b>	<b>OUTSIDE</b>
<b>Ground Floor</b>	<b>Front:</b>
<b>Reception Hall:</b> Stairs to first floor.	To the front of the property is a double width brick paved driveway affording off street parking and slate chipping area to the side.
<b>Cloakroom:</b> Wash basin, wc.	<b>Rear Garden:</b> Approximately 35'6" x 27'10" [maximum measurement] The garden is predominantly lawned with a gravelled area enclosed by fencing, rear pedestrian gate.
<b>Open Plan Living Space:</b> 25'7" x 24'9" (7.81m x 7.54m)	<b>Garage:</b> 13'4" x 8'7" (4.06m x 2.61m) Electric roller door, light, power and boiler.
<b>Sitting Area:</b> Space for sofas and chairs, windows to front elevation, open plan to;	<b>OTHER INFORMATION</b>
<b>Dining Area:</b> Space for table and chairs, doors to family room, open plan to;	<b>Tenure:</b> Freehold
<b>Kitchen:</b> 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.	<b>Approximate Age:</b> 1977
<b>Family Room:</b> 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.	<b>Approximate Area:</b> 1603sqft/148.7sqm (Includes mezzanine and garage)
<b>First Floor</b>	<b>Sellers Position:</b> Looking for forward purchase
<b>Landing:</b> Hatch to loft space.	<b>Heating:</b> Gas central heating with underfloor electric heating to family room.
<b>Bedroom 1:</b> 12'4"max x 11'6"max (3.76m x 3.50m) Built in wardrobes.	<b>Windows:</b> UPVC double glazed windows
<b>En-Suite Shower Room:</b> Suite comprising double with shower cubicle, wash basin with cupboard under, WC. A Jack and Jill arrangement with bedroom 2.	<b>Loft Space:</b> Fully boarded with power and light connected
<b>Bedroom 2:</b> 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).	<b>Infant/Junior School:</b> Shakespeare Infant/Junior School
<b>Bedroom 3:</b> 15'7"max x 10'5"max (4.76m x 3.18m) Built in single wardrobe.	<b>Secondary School:</b> Crestwood Community College
<b>Bedroom 4:</b> 8'7" x 7'6" (2.62m x 2.29m) Shelved cupboard	<b>Local Council:</b> Eastleigh Borough Council - 02380 688000
<b>Bathroom:</b> Suite comprising P shaped bath with mixer tap and glazed screen, electric shower unit, wash basin with cupboard under, WC.	<b>Council Tax:</b> Band D
	<b>Agents Notes:</b> 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). © nrichcom 2026. Produced for Sparks Ellison. REF: 1401695

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 2002/91/EC	

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