



sparks ellison

# 5 Heathfield Road, Chandler's Ford, SO53 5RL

£825,000

A deceptively spacious four bedroom detached family home situated within the heart of Hiltingbury and set within a plot measuring approximately 0.22 acres. On the ground floor the property provides excellent space with four reception rooms, including two work from home spaces, as well as a kitchen/dining/family room. There is also planning permission to add a study. The master bedroom boasts an en suite bathroom and a walk in wardrobe and there are three further bedrooms and even a hobby room. There is a superb 110' southerly facing rear garden, detached garage and parking for several vehicles at the front. Heathfield Road sits within catchment for both Hiltingbury and Thornden Schools.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom:

6'2" x 3'2" (1.88m x 0.97m) Comprising wash hand basin, WC.

#### Utility Room:

6'10" x 4'9" (2.08m x 1.45m) Plumbing for washing machine, range of built in cupboards.

#### Kitchen/Dining Room:

18'11" x 14'6" (5.77m x 4.42m) Built in double oven, built in induction hob, integrated fridge freezer, integrated dishwasher, boiler in cupboard, fitted breakfast bar, space for table and chairs, space for sofas. There is also planning permission to add a study to the rear of this room.

#### Sitting Room:

18'3" x 15'3" (5.56m x 4.65m) Fitted log burner.

#### Family Room:

15'7" x 15'4" (4.75m x 4.67m)

#### Study:

10'4" x 7'4" (3.15m x 2.24m)

#### Office:

7'4" x 4'10" (2.24m x 1.47m)

### FIRST FLOOR

#### Landing:

Access to loft space, built in airing cupboard.

#### Bedroom 1:

11'6" x 11'3" (3.51m x 3.43m) Built in wardrobe, walk in wardrobe measuring 11'6" x 4'6"

#### En Suite:

6'8" x 5'6" (2.03m x 1.68m) Comprising spa bath with shower over, wash hand basin, WC.

#### Bedroom 2:

11'8" plus door recess x 11'7" max (3.56m plus door recess x 3.53m max)

#### Bedroom 3:

12'4" x 10'3" (3.76m x 3.12m)

#### Bedroom 4:

15'11" x 7'9" (4.85m x 2.36m) Walk in built in cupboard.

#### Hobby Room:

4'11" x 4'3" (1.50m x 1.30m)

#### Bathroom:

6'9" x 6'3" (2.06m x 1.91m) Comprising shower in cubicle, wash hand basin, multi function, WC.

### OUTSIDE

#### Front:

Area laid to lawn, variety of plants and shrubs, area laid to pebbles with water feature, outside tap, side access to rear garden, block paved driveway providing off road parking for several vehicles.

#### Rear Garden:

Measures approximately 110' x 56' and comprises area laid to timber deck, area laid to lawn, variety of mature plants, bushes, shrubs and trees, outside tap.

#### Garage:

18'3" x 9' (5.56m x 2.74m) With up and over door, power and light, door to garden.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1950's

#### Approximate Area:

1978sqft/183.6sqm (Including limited use areas)

#### 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 E

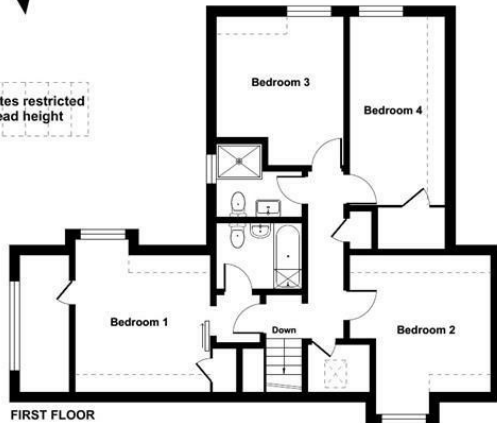
#### Local Council:

Eastleigh Borough Council - 02380 688000



Ground Floor = 1137 sq ft / 105.6 sq m  
 First Floor = 750 sq ft / 69.6 sq m  
 Limited Use Area(s) = 91 sq ft / 8.4 sq m  
 Total = 1978 sq ft / 183.6 sq m  
 For identification only - Not to scale

Denotes restricted head height

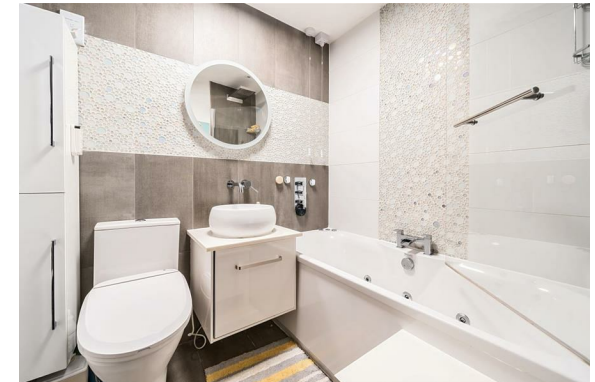


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1097860



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>	75	84
	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

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.



