



sparks ellison

1 Pine Crescent, Chandlers Ford, SO53 1LN

£750,000

A rare and much coveted opportunity to acquire one of Chandler's Ford's beautiful, older character properties dating back to approximately 1910 which still retains much of its original charm and character, combined with the benefits of modern day living. Arranged over three floors, this stunning four bedroom semi-detached family home is presented in excellent condition throughout affording generous accommodation and high ceilings commencing with a magnificent reception hall leading to the ground floor space. This includes the centrepiece of the home being the open plan kitchen/dining/family room measuring 24' x 22'6". In addition to this is a 17'3" x 15' sitting room, study/play room, utility room and cloakroom. On the first floor the generous main bedroom measures 17'3" x 15' together with a dressing area and en-suite with a further bedroom and bathroom completing this level. On the second floor are two further good sized bedrooms and cloakroom. Outside the property benefits from a large block paved driveway affording off road parking for several vehicles and a rear garden measuring approximately 56' x 28' enjoying a high degree of privacy. Pine Crescent is a quiet road situated in the heart of Hiltingbury and within walking distance to a range of local shops on Hiltingbury Road and Hiltingbury School. The secondary school catchment is Thornden with the centre of Chandlers Ford being a short distance away and easy access to Junction 12 of the M3.

ACCOMMODATION

Ground Floor

Open Porch:

Door to entrance vestibule.

Entrance Vestibule:

Herringbone tiled floor.

Reception Hall:

Herringbone tiled floor, stairs to first floor, understairs storage cupboard.

Cloakroom:

7'10" x 2'10" (2.39m x 0.86m) White suite with chrome fittings comprising wash basin, wc, tiled floor.

Sitting Room:

17'3" x 15' (5.26m x 4.57m) Feature brick built fireplace incorporating log burner, wooden floor.

Study/Playroom:

10'6" x 7'11" (3.20m x 2.41m)

Kitchen/Dining/Family Room:

24' max x 22'6" max (7.32m x 6.86m) A comprehensive range of Shaker style units, space for range style cooker, integrated extractor hood, space for fridge freezer, built in wine fridge, space and plumbing for dishwasher, central island providing space for seating, space for table and chairs, space for sofas, fitted log burner on tiled hearth. The kitchen area sits on tiled flooring whilst the remainder of the room benefits from engineered Oak flooring and there are bi-fold doors to the rear garden, feature skylight window in the sitting area.

Utility Room:

10'11" x 5'5" (3.33m x 1.65m) Space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, boiler in cupboard, tiled floor, door to outside.

First Floor

Landing:

Stairs to second floor, built in storage cupboard, built in airing cupboard.

Bedroom 1:

17'3" x 15' (5.26m x 4.57m)

Dressing Area:

5'11" to wardrobes x 5'8" to wardrobes (1.80m x 1.73m) Range of built in wardrobes along two walls providing hanging and shelving space.

En-Suite:

8' x 7' (2.44m x 2.13m) Open ended shower enclosure, wash hand basin, wc, tiled floor.

Bedroom 2:

14'3" x 12'1" (4.34m x 3.68m)

Bathroom:

7'9" x 7'8" (2.36m x 2.34m) Four piece white suite comprising bath with mixer tap and shower attachment, separate shower cubicle, wash basin, wc, tiled floor.

Second Floor

Landing:

Cloakroom:

6'10" x 4' (2.08m x 1.22m) White suite with chrome fittings comprising wash basin, wc, tiled floor.

Bedroom 3:

15'1" x 11' (4.60m x 3.35m) Walk in storage cupboard with further access to eaves storage space and an additional access to eaves storage space on the other side of the room.

Bedroom 4:

12'1" x 10'11" (3.68m x 3.33m) Walk in storage/loft space.

OUTSIDE

Front:

There is a large block paved driveway providing off road parking for several vehicles, recently constructed low level retaining wall and planting together with a large block paved driveway affording parking for several vehicles, side pedestrian access to rear garden,

Rear Garden:

Measures approximately 56' x 28', enjoys a good degree of privacy and comprises paved patio area with outside tap, planted beds boxed within wooden railway sleepers, area laid to lawn, area laid to bark. Along the side of the property is area for storage providing space for log storage, garden shed, bins etc.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1910

Approximate Area:

2606sqft/242sqm (Including limited use areas)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

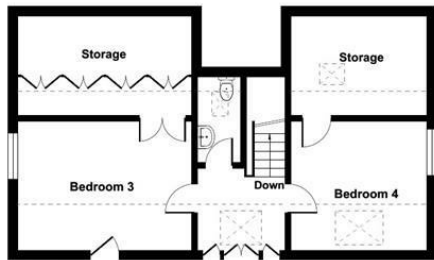
Local Council:

Eastleigh Borough Council - 02380 688000

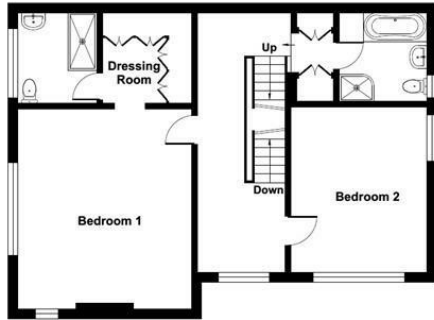
Council Tax:

Band D

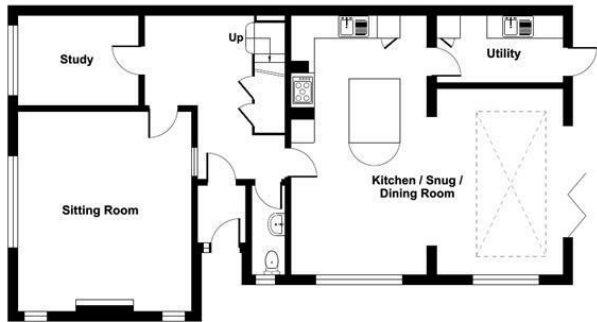
Ground Floor = 1096 sq ft / 101.8 sq m
 First Floor = 840 sq ft / 78 sq m
 Second Floor = 350 sq ft / 32.5 sq m
 Limited Use Area = 320 sq ft / 29.7 sq m
 Total = 2606 sq ft / 242 sq m
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2023. Produced for Sparks Ellison. REF: 945103



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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