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65 Kingsway, Chandler's Ford, SO53 1FH £1,000,000

A magnificent five bedroom detached family home pleasantly situated within the heart of Hiltingbury set within a plot of approximately 0.18 of an acre. This stunning family home was constructed in 2001 for the current owners which they then extended in 2010 to provide a spectacular 19'7" x 15‘2" kitchen/ breakfast room with feature vaulted ceiling overlooking the rear garden. The spacious ground floor accommodation also consists of a 30'4" x 18'6" sitting/dining area, separate sitting room, study, utility room and cloakroom. On the first floor the main bedroom benefits from an en-suite and views over the rear garden with bedrooms two and three being served by a Jack and Jill en-suite together with the fourth bedroom and family bathroom. On the second floor is bedroom five measuring approximately 24'11" x 21‘10" which would also lend itself to being divided into two separate rooms or a further en-suite facility. This elegantly designed home is conveniently situated within walking distance to the picturesque lakes in Hiltingbury, local schools to include Thornden, bus services to Southampton Winchester and colleges and the centre of Chandlers Ford. Junction 12 of the M3 is a short distance away providing access to the nations motorway network and neighbouring towns and cities.

ACCOMMODATION

Ground Floor

Porch:

Reception Hall:
15'5" x 9'8" (4.70m x 2.95m) (maximum) Stairs to first floor with cupboard under

Cloakroom:
Suite comprising wash basin and wc.

Sitting Room:
16'9" x 11'1" (5.11m x 3.38m) Bay window.

Study:
10'6" x 10'2" (3.20m x 3.10m)

Sitting/Dining Room:
30'4" x 18'6" x 12' (9.25m x 5.64m x 3.66m) The sitting area provides a recessed gas fireplace with cupboards to one side and doors to rear garden with a dining area providing ample space for table and chairs leading to the kitchen.

Kitchen/Breakfast Room:
19'7" x 15'2" (5.97m x 4.62m) Fitted with a comprehensive range of units with granite worktops over incorporating an island unit and breakfast bar seating for four to five people, two electric double ovens, Neff combination microwave oven, Smeg gas hob with extractor hood over, gas aga, space for American style fridge/freezer, integrated dishwasher and bins. Feature vaulted ceiling and triangular picture window overlooking the rear garden, tiled floor, double doors to rear garden.

Utility Room:
12' x 5' (3.66m x 1.52m) Two storage cupboards, butler sink, space and plumbing for appliances, boiler, part tiled floor.

First Floor

Landing:
Stairs to second floor, airing cupbaord.

Bedroom 1:
16'7" x 14'2" (5.05m x 4.32m)
Fitted wardrobes, walk in wardrobe.

En-Suite Shower Room:
7'2" x 6'10" (2.18m x 2.08m) White suite comprising corner shower cubicle with glazed screen, wash basin, WC, tiled floor.

Bedroom 2:
12'6" x 11' (3.81m x 3.35m) Into bay window, built in wardrobe.

Bedroom 3:
10'6" x 10' (3.20m x 3.05m) Built in wardrobe.

En-Suite Shower Room:
7' x 5'8" (2.13m x 1.73m) A Jack and Jill arrangement with bedrooms two and three with suite comprising shower cubicle, wash basin, wc, tiled floor.

Bedroom 4:
13'3" x 12' (4.04m x 3.66") Into wardrobe recess.

Bathroom:
10' x 8'2" (3.05m x 2.49m) Suite composing bath with central mixer tap, separate shower unit over, glazed screen, wash basin with cupboard under, wc, tiled floor.

Second Floor

Bedroom 5:
24'11" x 21'10" (7.59m x 6.65m) (maximum) Part divided by the stairwell providing an impressive space that could also be divided to form two rooms or en-suite facility.

OUTSIDE
The total plot extends to approximately 0.18 of an acre

Front:
To the front of the property is a large gravel driveway providing parking for several vehicles, enclosed by hedging, side access to rear garden.

Rear Garden:
Approximately 94' in length representing an attractive feature of the property. Adjoining the property is a spacious composite deck with surrounding balustrade providing a fabulous entertaining space with steps down to a further area of deck and patio. A good size lawned area is surrounded by well stocked flower and shrub borders and is enclosed by hedging and fencing.

Storage Room:
10'6" x 9'5" Electric door to the front, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2001

Approximate Area:
2925sqft/271.5sqm (Including garage)

Sellers Position:
Found property to purchase

Heating:
Underfloor heating, gas central heating

Windows:
UPVC double glazing

Infant/Junior School:
Chandlers Ford Infant School / Merdon Junior School

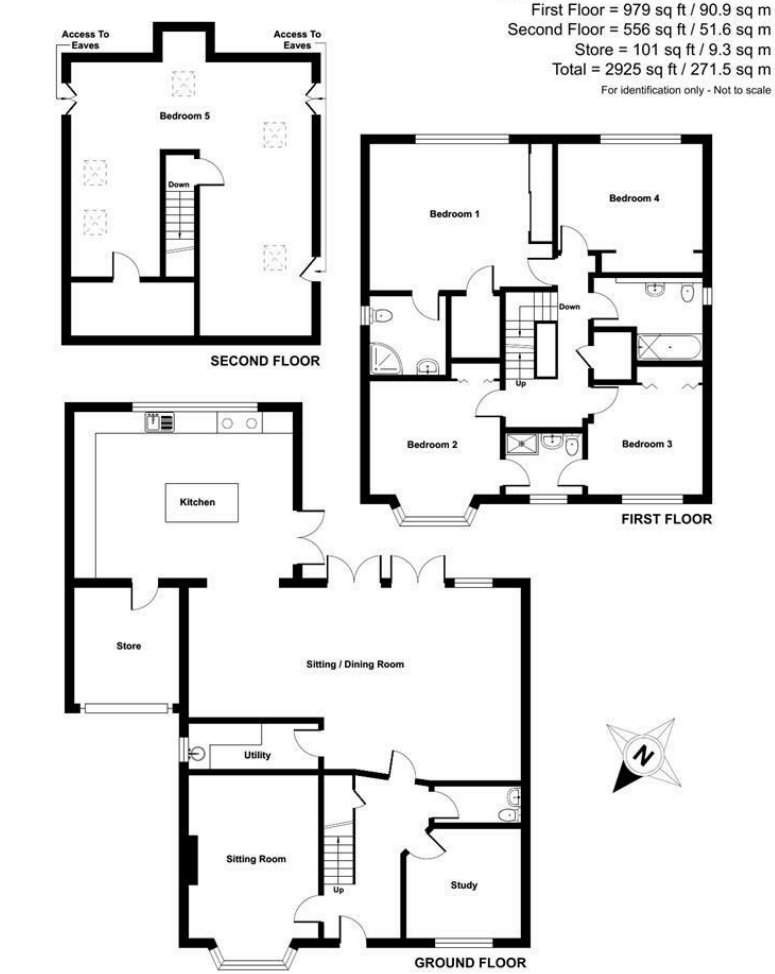
Secondary School:
Thornden Secondary School

Local Council:
Eastleigh Borough Council - 02380 688000

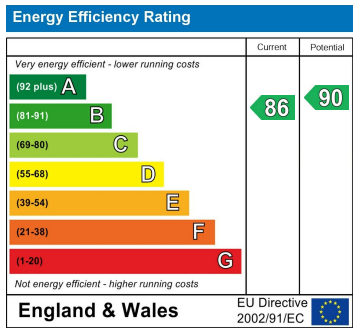
Council Tax:
Band F

Agents Note:
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 £20 + vat per person for these checks.

Ground Floor = 1289 sq ft / 119.7 sq m
First Floor = 979 sq ft / 90.9 sq m
Second Floor = 556 sq ft / 51.6 sq m
Store = 101 sq ft / 9.3 sq m
Total = 2925 sq ft / 271.5 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). ©nichecom 2025. Produced for Sparks Ellison. REF: 1253217



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The Property Ombudsman
NAEA National Association of Estate Agents

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