



# 61 Pine Road, Chandler's Ford, SO53 1JU

£975,000

A magnificent and substantial five bedroom detached family home with accommodation that extends to approximately 2387 sqft. This delightful property is presented to an exceptionally high standard throughout affording a host of incredible attributes to include five generous bedrooms with the main bedroom benefiting from a walk in dressing room and re-fitted modern en-suite. Bedroom two also benefits from a re-fitted en-suite with three further bedrooms and re-fitted bathroom completing the first floor. On the ground floor is a generous reception hall leading to a sitting room with feature fireplace and bi-fold doors to rear garden. The re-fitted open plan kitchen/dining/family area is a particularly stunning feature of the home with two further reception rooms providing space for home working together with a re-fitted modern cloakroom. To the front of the property is a generous resin bonded driveway that affords parking for several vehicles leading to a double garage. The rear gardens have been delightfully landscaped with granite paved areas and artificial grass benefiting from a sunny southerly aspect. 61 Pine Road is conveniently situated within walking distance to Hiltingbury schools together with shops on Hiltingbury Road and Ashdown Road as well as Hiltingbury community centre and leisure centre. The house also falls within the catchment for Thornden school and is within easy reach of junction 12 of the M3 and the centre of Chandler's Ford.

## ACCOMMODATION

### GROUND FLOOR

#### Open Porch:

Front door to:

#### Reception Hall:

Oak floor, stairs to first floor with cupboard under.

#### Cloakroom:

Re-fitted modern white suite comprising wash basin with cupboard under, WC, tiled floor, half height tiled walls.

#### Sitting Room:

13'2" x 13' (4.02m x 3.96m) Feature fireplace with inset log burner, bi-fold doors to rear garden, tiled floor with under floor heating.

#### Kitchen/Dining/Family Room:

20'8" x 10'11" (6.31m x 3.34m) An L-shaped space with the kitchen area re-fitted with a comprehensive range of grey gloss units with Quartz worktops over incorporating a breakfast bar, built in electric oven and combination oven/microwave, integrated fridge freezer, dishwasher, wine cooler and bins, space for table and chairs and sofa, tiled floor with underfloor heating.

#### Utility Room:

7'5" x 5' (2.25m x 1.53m) Grey gloss units with Quartz worktops, integrated washing machine and tumble dryer, sink unit, cupboard housing boiler, door to outside.

#### Family Room:

11'7" x 7'5" (3.52m x 2.27m) Dual aspect windows, oak floor.

### FIRST FLOOR

#### Galleried Landing:

Space for sofa, storage cupboard and double airing cupboard.

#### Bedroom 1:

16' x 13'3" (4.87m x 4.04m) Entrance area leading to the en-suite and main bedroom, wall to wall fitted wardrobes. Spacious walk in dressing room.

#### En-Suite Shower Room:

Re-fitted modern white suite comprising full width walk in shower cubicle with glazed screen, wash basin, WC, tiled walls and floor.

#### Bedroom 2:

14'3" x 11'9" (4.34m x 3.57m) Built in wardrobes.

#### En-suite Shower Room:

Re-fitted modern white suite comprising shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor and half height tiled walls.

#### Bedroom 3:

12'2" x 10'5" (3.72m x 3.18m) Built in wardrobe.

#### Bedroom 4:

14'7" x 10'4" (4.45m x 3.15m) Built in wardrobe.

#### Bedroom 5:

10'6" x 7'7" (3.21m x 2.30m)

#### Bathroom:

Re-fitted modern white suite comprising bath, separate shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor, half height tiled walls.

### OUTSIDE

**Front Garden:**

To the front of the property is a generous resin bonded driveway extending to the side of the garage to provide parking for several vehicles, gate to rear garden.

**Rear Garden:**

The rear garden enjoys a pleasant southerly aspect and has been professionally landscaped with granite patio areas, composite deck and areas of artificial grass surrounded by planted borders and enclosed by hedging and fencing, rendered wall with built in seating area.

**OTHER INFORMATION****Tenure:**

Freehold

**Approximate Age:**

1995

**Approximate Area:**

221.6sqm/2387sqft

**Sellers Position:**

Found a property to purchase

**Heating:**

Gas central heating/gas underfloor wet system to tiled areas

**Windows:**

UPVC double glazed windows

**Loft Space:**

Partially boarded with light connected

**Infant/Junior School:**

Hiltingbury Infant/Junior School

**Secondary School:**

Thornden Secondary School

**Council Tax:**

Band G

**Local Council:**

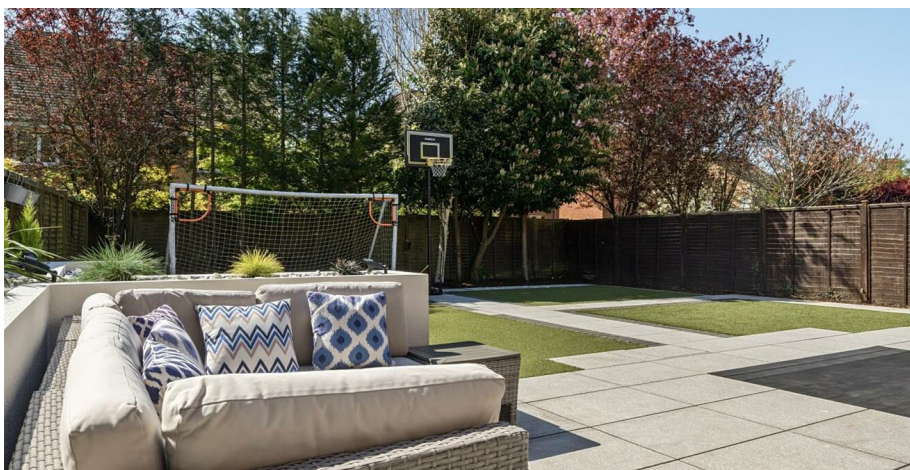
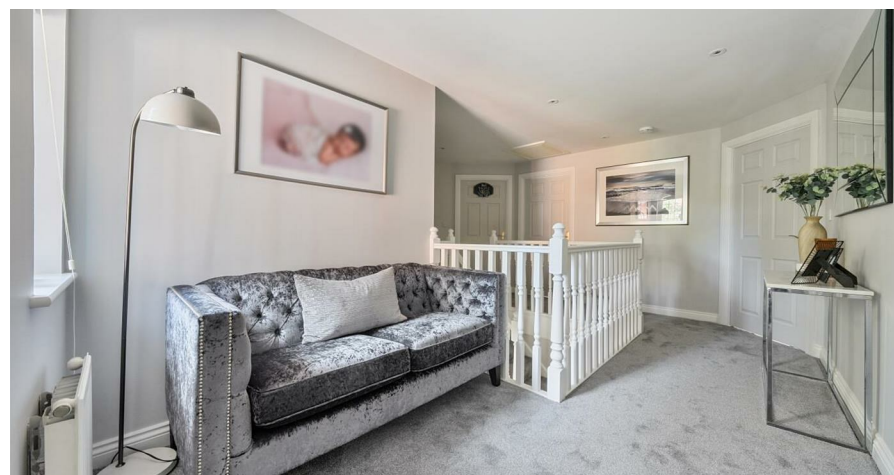
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**Agents Note:**

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.

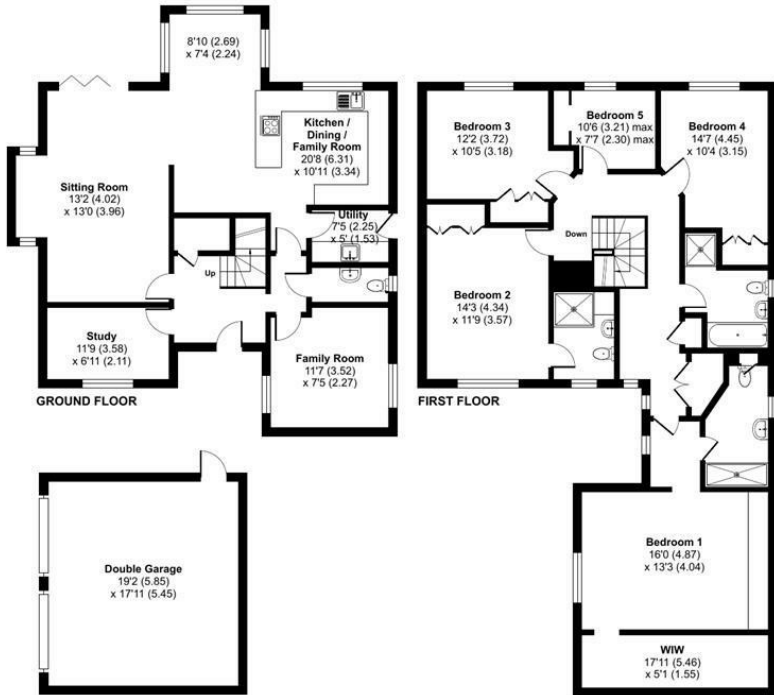
**Study:**

Bow window, oak floor.





Ground Floor = 1370 sq ft / 127.2 sq m  
 First Floor = 1017 sq ft / 94.4 sq m  
 Double Garage = 343 sq ft / 31.8 sq m  
 Total = 2730 sq ft / 253.4 sq m  
 For identification only - Not to scale



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>	72	78
(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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