



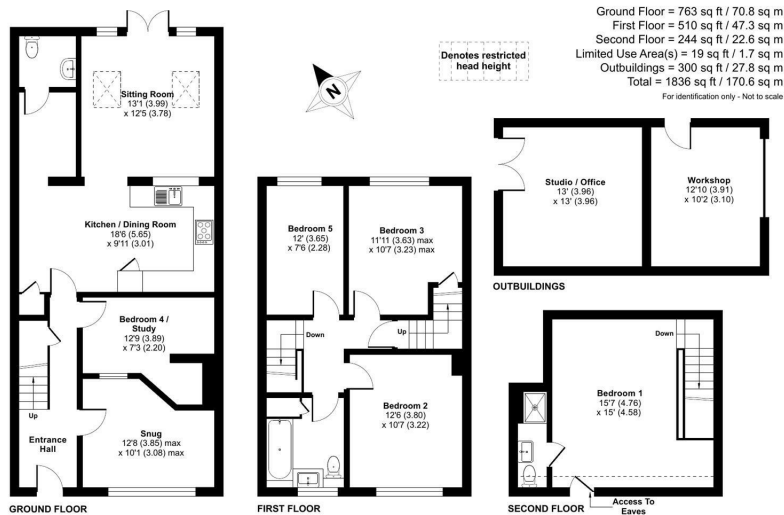
sparks ellison

# 7 Pine Crescent, Chandlers Ford, SO53 1LN

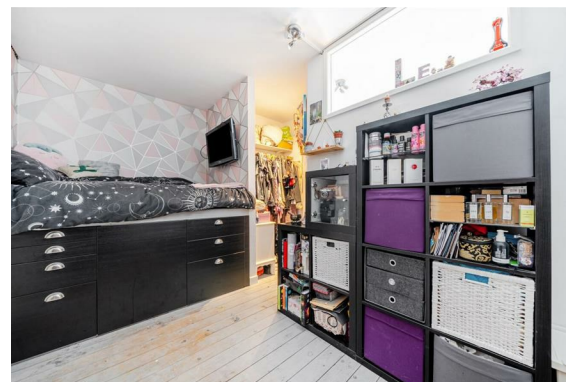
£475,000

A particularly spacious four/five bedroom three storey home situated in a quiet crescent within the heart of Hiltingbury. Pine Crescent is within walking distance to a range of shops on Hiltingbury Road, Hiltingbury schools, leisure centre and recreation ground. The house itself has been extended to the rear to provide a wonderful open plan kitchen dining and living room with log burner and doors to rear garden. In addition to this on the ground floor is the utility room and cloakroom and the former sitting room has been converted into two separate rooms that could be used for a home office, snug or bedroom. On the first floor are three good sized bedrooms together with the family bathroom and on the top floor a particularly spacious main bedroom with en-suite shower room. Outside, the property benefits from generous parking to the front and to the rear a garden measuring approximately 60ft which also incorporates a studio/office together with access to the garage.

|                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ACCOMMODATION</b>                                                                                                                                                                                                                                                                                   | <b>Rear Garden:</b>                                                                                                                                                                                                                         |
| <b>GROUND FLOOR</b>                                                                                                                                                                                                                                                                                    | The rear garden measures approximately 60 ft in length and adjoining the house is a deck leading onto an area of slate chippings and planted borders enclosed by fencing, greenhouse, log store, access to the garage, gate to rear access. |
| <b>Reception Hall:</b><br>Stripped wooden floor, stairs to first floor with cupboard under.                                                                                                                                                                                                            | <b>Workshop:</b><br>12'9" x 10'2" (3.89m x 3.10m) Electric roller door to front, light and power.                                                                                                                                           |
| <b>Snug:</b><br>12'8" x 10'1" (3.85m x 3.08m)                                                                                                                                                                                                                                                          | <b>Studio/Office:</b><br>13' x 13' (3.96m x 3.96m) Acoustically insulated skimmed walls and ceiling, light and power.                                                                                                                       |
| <b>Bedroom 4/Study:</b><br>12'9" x 7'3" (3.89m x 2.20m)                                                                                                                                                                                                                                                | <b>Garage:</b><br>Light and power.                                                                                                                                                                                                          |
| <b>Kitchen/Dining Room:</b><br>18'6" x 9'11" (5.65m x 3.01m) The kitchen area has been re-fitted with a range of white gloss units and wooden worktops, Range style electric oven and gas hob with an extractor hood over, space for further appliances, space for table and chairs, shelved cupboard. | <b>OTHER INFORMATION</b>                                                                                                                                                                                                                    |
| <b>Utility Area:</b><br>Space and plumbing for appliances, cupboards, boiler.                                                                                                                                                                                                                          | <b>Tenure:</b><br>Freehold                                                                                                                                                                                                                  |
| <b>Cloakroom:</b><br>Modern suite comprising wash basin, WC.                                                                                                                                                                                                                                           | <b>Approximate Age:</b><br>1980                                                                                                                                                                                                             |
| <b>Sitting Room:</b><br>13'1" x 12'5" (3.99m x 3.78m) Vaulted ceiling with two Velux windows, log burner, double doors to rear garden.                                                                                                                                                                 | <b>Approximate Area:</b><br>1536sqft/142.7sqm (Including limited use areas)                                                                                                                                                                 |
| <b>FIRST FLOOR</b>                                                                                                                                                                                                                                                                                     | <b>Sellers Position:</b><br>Looking for forward purchase                                                                                                                                                                                    |
| <b>Landing:</b><br>Stairs to second floor.                                                                                                                                                                                                                                                             | <b>Heating:</b><br>Gas central heating                                                                                                                                                                                                      |
| <b>Bedroom 2:</b><br>12'6" x 10'7" (380m x 3.22m)                                                                                                                                                                                                                                                      | <b>Windows:</b><br>UPVC double glazing                                                                                                                                                                                                      |
| <b>Bedroom 3:</b><br>11'11" X 10'7" (3.63m X 3.23m)                                                                                                                                                                                                                                                    | <b>Loft Space:</b><br>Fully boarded with light connected                                                                                                                                                                                    |
| <b>Bedroom 5:</b><br>12' X 7'6" (3.65m X 2.28m)                                                                                                                                                                                                                                                        | <b>Infant/Junior School:</b><br>Hiltingbury Infant/Junior School                                                                                                                                                                            |
| <b>Bathroom:</b><br>Suite comprising bath with shower unit over, wash basin with cupboard under, WC, shelved cupboard.                                                                                                                                                                                 | <b>Secondary School:</b><br>Thornden Secondary School                                                                                                                                                                                       |
| <b>SECOND FLOOR</b>                                                                                                                                                                                                                                                                                    | <b>Council Tax:</b><br>Band C                                                                                                                                                                                                               |
| <b>Bedroom 1:</b><br>15'7" x 15' (4.76m x 4.58m) Eaves access.                                                                                                                                                                                                                                         | <b>Local Council:</b><br>Eastleigh Borough Council - 02380 688000                                                                                                                                                                           |
| <b>En-Suite Shower Room:</b><br>Suite comprising shower cubicle, wash basin with cupboard under, WC.                                                                                                                                                                                                   | <b>Agents Note:</b><br>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 £50 + vat for these checks regardless of the number of buyers involved.              |
| <b>OUTSIDE</b>                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                             |
| <b>Front:</b><br>A good size driveway affords parking for several vehicles.                                                                                                                                                                                                                            |                                                                                                                                                                                                                                             |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnhocom 2025. Produced for Sparks Ellison. REF: 1278442



| 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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