



sparks ellison

1 Forest Road, Hiltingbury, Chandlers Ford, SO53 1NA

£765,000

A magnificent family home set within the heart of Hiltingbury, occupying a wonderful plot measuring approximately 0.25 of an acre with the rear garden measuring approximately 138' in length. The current owners have owned the house since 1992 and have extended the property to create substantial accommodation over both floors. The ground floor affords a high degree of flexibility with four fantastic reception rooms complemented by spacious kitchen/breakfast room. On the first floor are four spacious bedrooms together with re-fitted en-suite and re-fitted bathroom. Forest Road is a delightful setting close to the centre of Chandlers Ford and within walking distance to both Hiltingbury and Thornden Schools.

DIRECTIONS

From our office continue across into Brownhill Road and take the third right hand turning into Lakewood Road. At the crossroads turn left onto Merton Avenue then first right into Oakwood Road, take the first left into Forest Road.

ACCOMMODATION

Ground Floor

Reception Hall:	Stairs to first floor, Karndean flooring.
Cloakroom:	White suite with chrome fittings comprising wash basin, wc.
Sitting Room:	16' x 12' (4.88m x 3.66m) Brick open fireplace.
Dining/Sitting Room:	22'6" x 12'3" x 11' (6.86m x 3.73m x 3.35m) Patio doors to rear garden.
Family Room:	18'7" x 8'3" (5.66m x 2.51m) Feature vaulted ceiling with two Velux windows, double doors to rear garden, Karndean flooring.
Study:	15'2" x 8'3" (4.62m x 2.51m) Hatch to loft space with ladder and light.
Kitchen/Breakfast Room:	Kitchen: 13'10" x 11'10" (4.22m x 3.61m) Re-fitted comprehensive range of units, stainless steel electric double oven, gas hob with extractor hood over, Karndean flooring, door to rear garden.
Breakfast Area:	9'8" x 8'8" (2.95m x 2.64m)
Utility Room:	6'6" x 6' (1.98m x 1.83m) Range of units, space and plumbing for appliances, boiler.

First Floor

Landing:	Double storage cupboard, airing cupboard, hatch to loft space.
Bedroom 1:	13'3" x 11'10" (4.04m x 3.61m) Built in wardrobe.
En-Suite Shower Room:	Re-fitted white suite with chrome fittings comprising shower cubicle, wash basin, wc, tiled walls.
Bedroom 2:	22'6" x 9'2" (6.86m x 2.79m) Built in wardrobe, storage cupboard.
Bedroom 3:	11'11" x 11' (3.63m x 3.35m)

Bedroom 4: 12' x 8'5" (3.66m x 2.57m) Access to eaves cupboard.

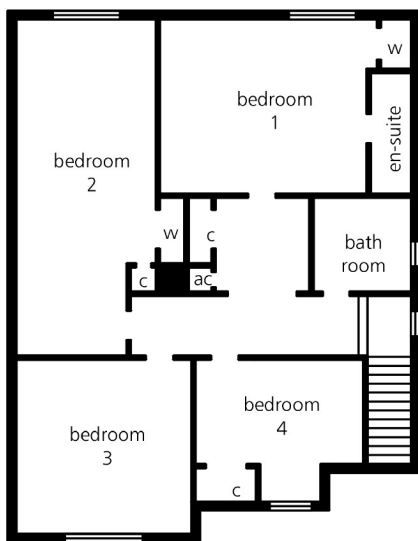
Bathroom: 7'2" x 6'7" (2.18m x 2.01m) Re-fitted white suite with chrome fittings comprising bath with shower unit over and glazed screen, wash basin, wc, tiled walls.

OUTSIDE

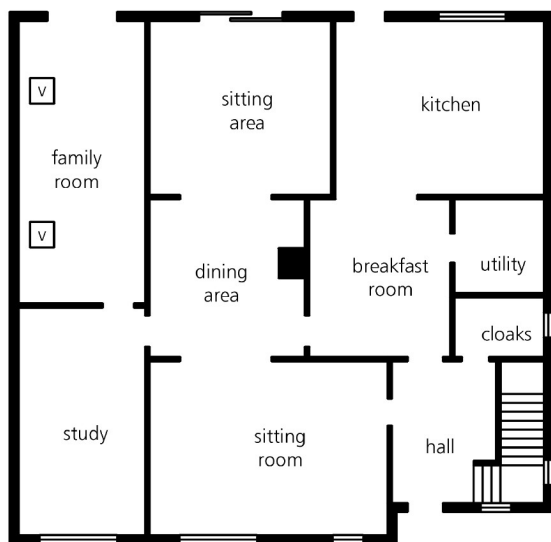
Front:	Driveway leads to the garage and affords parking for several vehicles, adjacent lawned area, side access to rear garden.
Rear Garden:	A particularly attractive feature of the property measuring approximately 138' in length. Adjoining the house is a brick paved patio leading onto a large level lawn surrounded by planted borders and enclosed by fencing.
Garage:	18'10" x 9'10" (5.74m x 3.00m) Light and power.

OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	1959
Approximate Area:	189sqm/2034sqft (Details taken from EPC)
Sellers Position:	No forward chain
Heating:	Gas central heating
Windows:	UPVC double glazed windows
Loft Space:	Part boarded, ladder and light connected
Infant/Junior School:	Hiltingbury Infant / Junior School:
Secondary School:	Thornden Secondary School
Local Council:	Eastleigh Borough Council - 02380 688000
Council Tax:	Band F - £2,507.77 20/21



first floor plan



ground floor plan

illustrative purposes only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
63	76	63	77

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92-100) **A**

(81-91) **B**

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Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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