



**Rowe
& Co.**

30 Pine Crescent, Hiltingbury

Hampshire

£685,000

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30 Pine Crescent

Hiltingbury, Hampshire

A magnificent three-bedroom detached bungalow, conveniently situated in the highly desirable area of Hiltingbury, falling within the catchment area for Thornden and Hiltingbury schools. In recent years, the current owners have thoughtfully extended and completely refurbished the property throughout, impeccably finishing it in an attractive contemporary style. The accommodation comprises an entrance hall, living room, kitchen, cloakroom, three bedrooms, an en-suite to the principal bedroom, and a family bathroom. Externally, the rear gardens have been attractively landscaped and enjoy a pleasant southerly aspect, while a driveway to the front provides off-road parking.

LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15 minute drive to Winchester and a 17 minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: D

Tenure: Freehold



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Hiltingbury, Hampshire

INSIDE

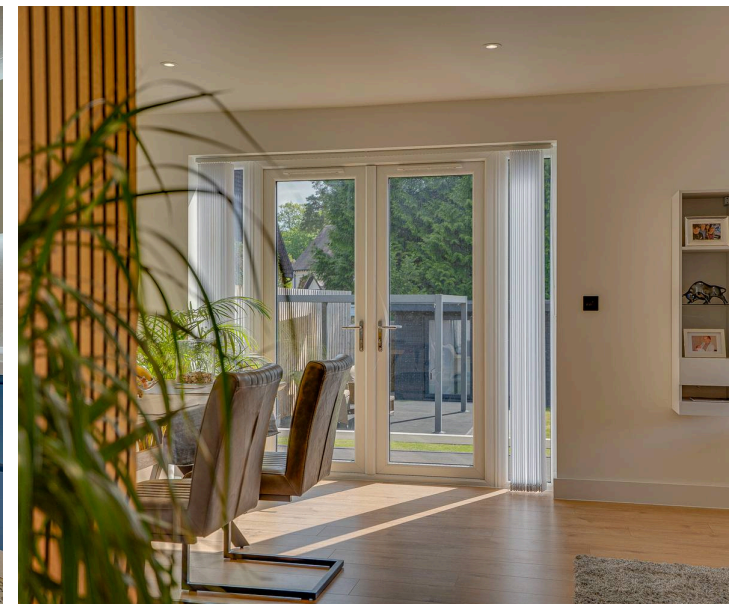
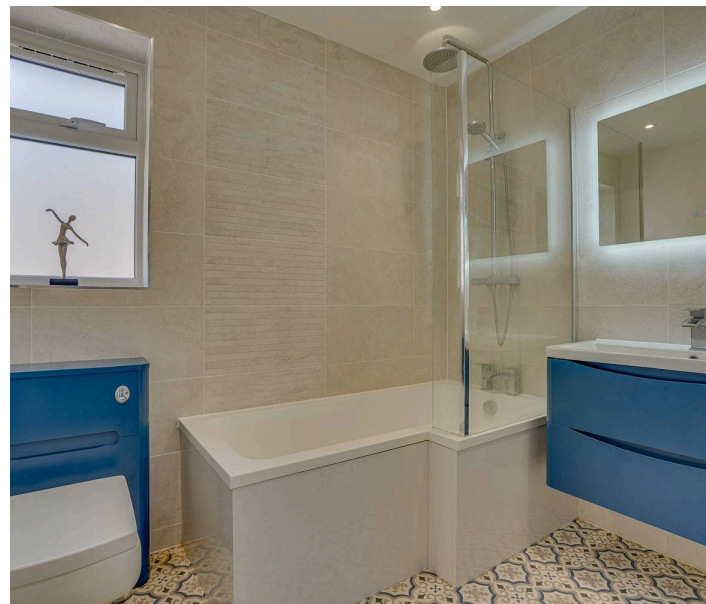
You enter the property into a spacious entrance hall with doors leading to all rooms and a large storage cupboard. The master bedroom has a window to the front aspect, fitted wardrobes, and a modern en-suite shower room. Bedroom two also overlooks the front and benefits from a fitted wardrobe, while bedroom three has a window to the rear. These are serviced by a contemporary family bathroom. The kitchen has a window to the rear and is fitted with a range of modern wall and base-level units with cupboards and drawers under, complemented by worktops above. An opening leads to the cloakroom and external door. The impressive 21ft living room enjoys dual-aspect windows and French doors leading out to the rear garden.

OUTSIDE

To the front of the property is an impressive block-paved driveway framed by elegant rendered retaining walls, beautifully landscaped lawned areas, and a pathway leading to the front entrance and side gate providing access to the rear garden. The secluded rear garden has been thoughtfully designed to create a superb outdoor retreat, featuring stylish composite decking areas, one complemented by a contemporary pergola, perfect for al fresco dining and entertaining. Beautifully maintained lawns enhance the sense of space and privacy throughout. A superb Garden Room/Cabin with electric heating and patio doors provides a versatile luxury space, ideally suited for a home office, gym, studio, or relaxation room. In addition, there is a substantial store/workshop with light and power, together with further space to the rear suitable for an additional shed if desired.

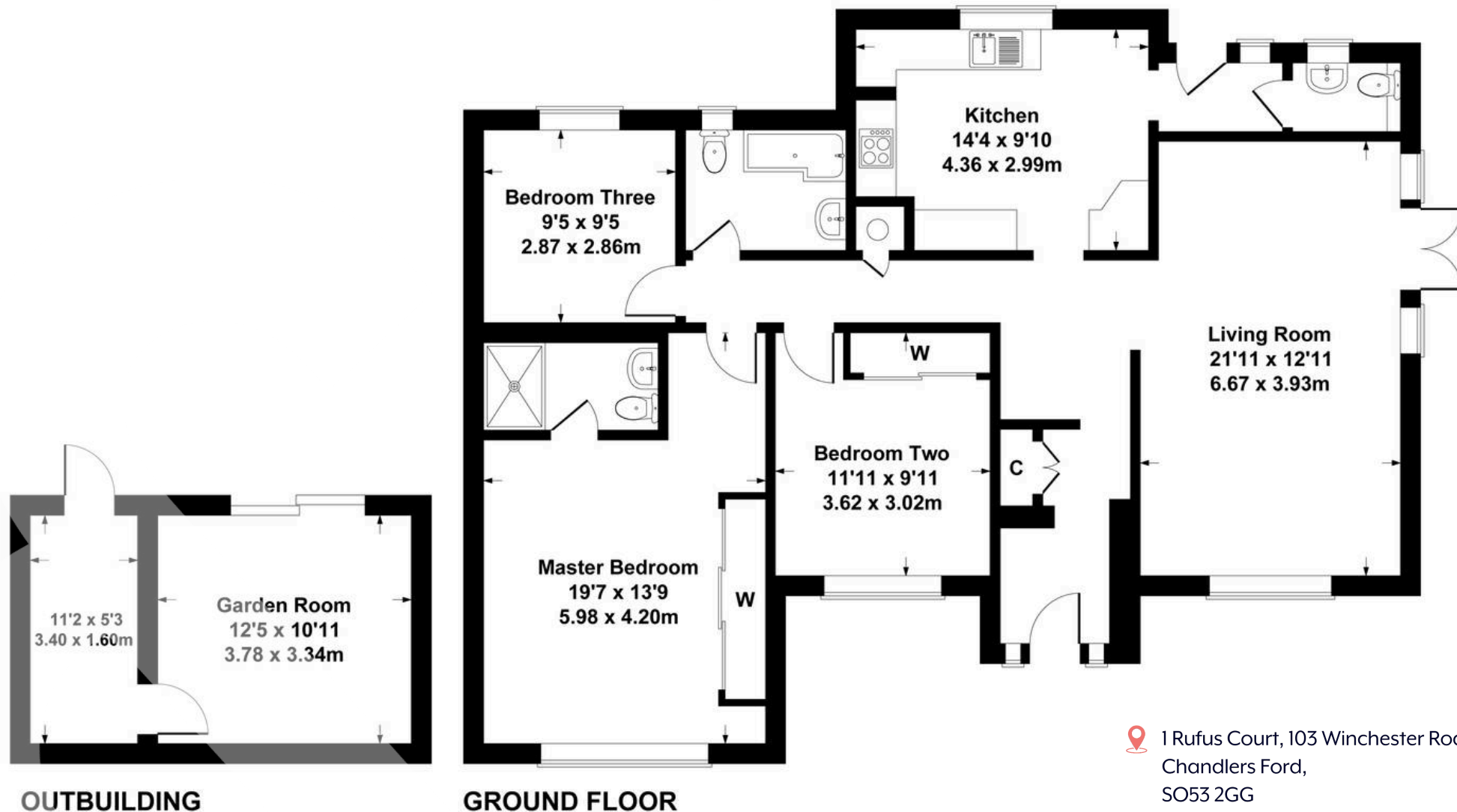


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Approximate Gross Internal Area
1432 sq ft - 133 sq m
(Including Outbuilding)



 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

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