

**Rowe  
& Co.**



**23 Coultas Road, Hiltingbury**

Hampshire

In Excess of **£1,250,000**



## 23 Coultas Road

Hiltingbury, Hampshire

An exceptional and beautifully appointed family residence extending to approximately 3,057 sq ft, enviably positioned within one of Chandler's Ford's most prestigious and sought-after locations. Offered to the market for the first time in over 23 years, this outstanding home has been thoughtfully enhanced and extended by the current owners, creating a superb balance of elegant reception space and contemporary open-plan living, finished to an excellent standard throughout. The ground floor is introduced by an impressive entrance hall, setting the tone for the accommodation that follows. A generous study provides the ideal home office, while the formal dining room and elegant lounge offer refined spaces for entertaining and relaxation. At the heart of the home lies a magnificent open-plan kitchen / dining / family room, perfectly designed for modern family living, complemented by a separate utility room and cloakroom. The first floor hosts five beautifully proportioned bedrooms, including two luxurious en-suite bedrooms, together with a stylish family bathroom, offering comfort and privacy for family and guests alike. Externally, the property is approached via an impressive in-and-out driveway, providing extensive parking and a striking first impression, double garage and gated pedestrian access to the garden. To the rear, the home enjoys a stunning, mature landscaped garden, offering a high degree of privacy and a truly idyllic outdoor setting, perfect for both entertaining and family life.



- Prime Hiltingbury Location
- Stunning Established Plot
- In & Out Driveway
- 3057 sq ft
- Five Bedrooms
- Two En-Suites
- Kitchen / Dining Family Room

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Hiltingbury, Hampshire

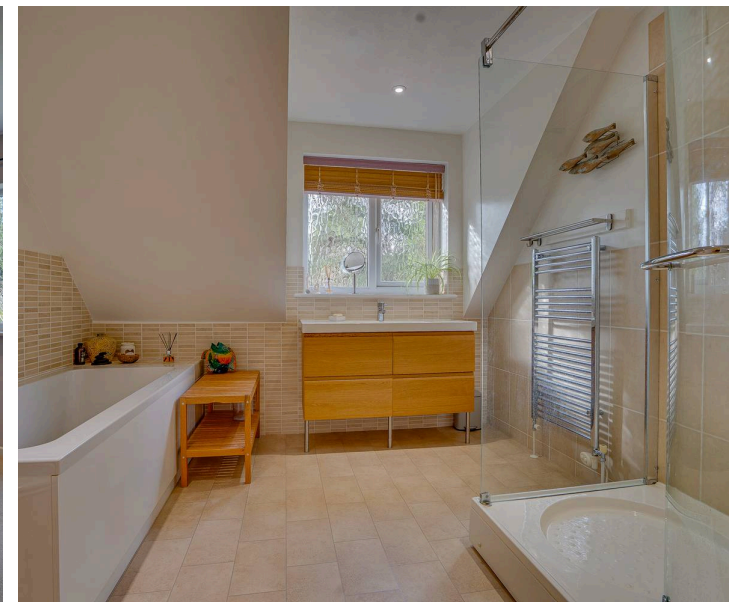
## LOCATION

The property occupies a secluded and prime position within the highly desirable Hampshire town of Chandler's Ford, a thriving and well-connected community offering a selection of shops, restaurants and traditional public houses. Residents benefit from an excellent network of scenic footpaths, including those around Hiltingbury Lakes and Hocombe Mead, ideal for walking, running and family outings. The property is also perfectly positioned to enjoy both coast and countryside pursuits, with the stunning landscapes of South Downs National Park and New Forest within easy reach.

Communications are excellent, with convenient access to the M3 and M27 motorways. Mainline rail services are readily available, with London Waterloo approximately 57 minutes from Winchester and around 65 minutes from Southampton Airport Parkway, making the location particularly attractive for commuters.

## INSIDE

Upon entering the property, you are immediately welcomed by an impressive and spacious entrance hall, beautifully finished with oak flooring and elegant oak doors leading to all principal reception rooms. The hallway also provides access to a stylish cloakroom, useful understairs storage, and a staircase rising to the first floor. Positioned to the front of the property is a well-appointed study, enjoying pleasant front-facing views and providing the perfect space for home working. The formal dining room offers a superb setting for entertaining guests, featuring wooden flooring and a large window overlooking the front aspect. Internal double doors allow this space to flow seamlessly into the elegant lounge, creating a versatile entertaining area. The lounge itself is a warm and inviting space, enhanced by French doors opening onto the rear garden and a charming feature wood-burning stove.



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Hiltingbury, Hampshire

Undoubtedly the heart of the home is the stunning open-plan kitchen, dining, and family room, designed with modern living and entertaining in mind. This exceptional space is finished with stylish tiled flooring and enjoys direct access to the utility room. The beautifully appointed kitchen is fitted with a comprehensive range of shaker-style wall and base units, complemented by high-quality worktops, a central island with breakfast bar seating, and ample storage with cupboards and drawers beneath. The adjoining family area provides further reception space and is bathed in natural light, with French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The first floor is accessed via a generous landing which leads to all principal bedrooms. The impressive principal suite enjoys fitted wardrobes and a contemporary en-suite shower room, while the second bedroom also benefits from its own stylish en-suite facilities. Three further well-proportioned double bedrooms provide excellent accommodation, with fitted wardrobes to bedrooms four and five. These rooms are served by a beautifully finished and contemporary family bathroom.

### OUTSIDE

The property is approached via an impressive frontage featuring a generous in-and-out driveway, providing ample off-road parking for multiple vehicles. A gated pedestrian pathway leads to the rear garden, while a double garage with an electric roller door offers secure and convenient access.



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The frontage is beautifully framed by a variety of established trees and mature shrubbery, creating an attractive and welcoming first impression.

To the rear, the property boasts a truly exceptional landscaped garden that has been meticulously designed and maintained. A spacious paved terrace provides the perfect setting for outdoor dining and entertaining, complemented by mature hedgerows that enhance both privacy and greenery. The garden also features a stunning array of colourful planted trees and shrubs, creating a vibrant and tranquil outdoor environment.

Further enhancing this impressive space is an additional decked seating area and a charming summer house, ideal for relaxation or enjoying the garden throughout the seasons. The remainder of the garden is predominantly laid to lawn, offering a generous and beautifully balanced outdoor space.

Council Tax band: F

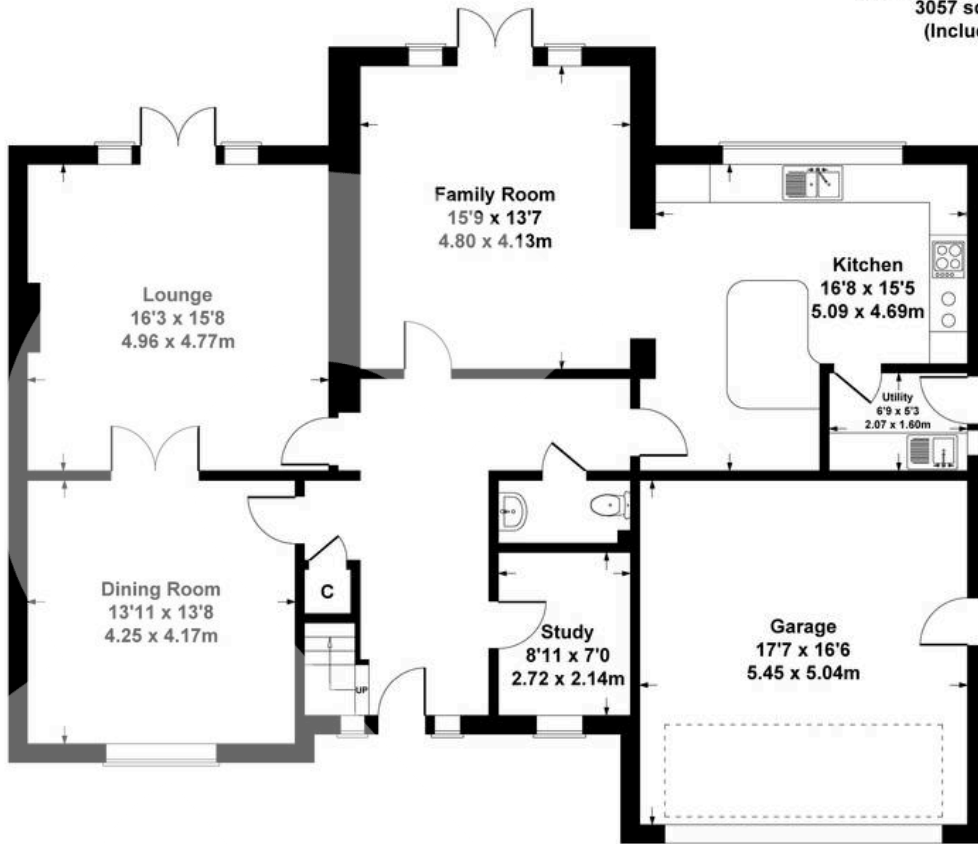
Tenure: Freehold

EPC Energy Efficiency Rating: B

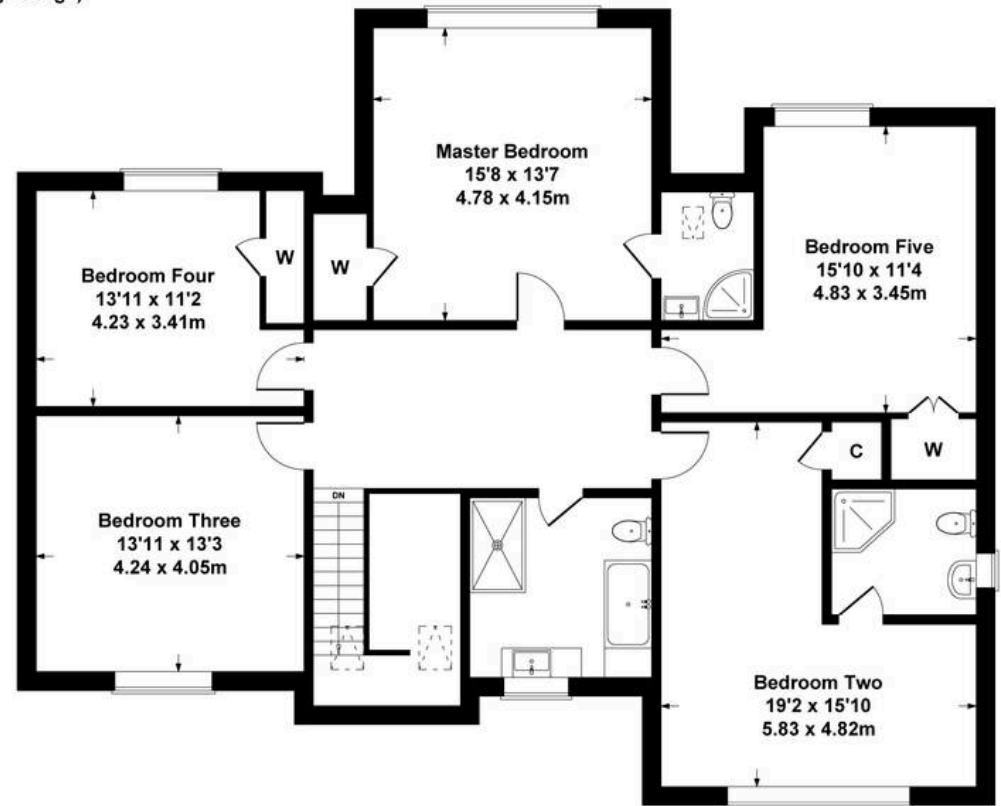


## 23 Coultas Road

Approximate Gross Internal Area  
3057 sq ft - 284 sq m  
(Including Garage)




GROUND FLOOR



FIRST FLOOR

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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