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est. 2003

# 25 Malibres Road, Hiltingbury, Chandlers Ford, SO53 5DS

£765,000

A magnificent family residence set within the heart of Hiltingbury in a plot measuring approximately 0.2 of an acre. The property is presented in excellent order throughout and provides well planned accommodation for family life, including a superb kitchen/dining/family room. The property sits within catchment and short walking distance to Thornden School.

## DIRECTIONS

From our office proceed in a northerly direction and proceed across the mini roundabout. Take the second turning on the left hand side into Hiltingbury Road and first right into Malibres Road, where number 25 will be found on the right hand side.

## ACCOMMODATION

### Ground Floor

Entrance Hall:	Stairs to first floor, under stairs storage cupboard, tiled floor.
Cloakroom:	4'3" x 4' (1.30m x 1.22m) White suite with chrome fittings comprising wash hand basin, WC.
Sitting Room:	11'11" x 11'9" (3.63m x 3.58m) Chimney breast recess with inset log burner.
Study:	9'7" x 7'11" (2.92m x 2.41m)
Kitchen/Dining/Family Room:	28'4" max x 28'3" max (8.64m max x 8.61m max) An outstanding T shaped open plan room with tiled floor throughout, part vaulted ceiling to the rear with five skylight windows and doors and windows to the rear allowing natural light to flood in.
Kitchen/Dining Area:	28'4" x 13'5" (8.64m x 4.09m) A modern contemporary style kitchen fitted with a comprehensive range of units and granite worktops, separate island unit with breakfast bar, stainless steel Bosch electric double oven, Bosch induction hob with stainless steel extractor canopy over, integrated Bosch dishwasher and fridge freezer, further range of full height utility cupboards affording plenty of storage space and also providing access to the garage.
Family Area:	13'7" x 11'10" (4.14m x 3.61m)

### First Floor

Landing:	Feature windows to front elevation, access to loft space.
Bedroom 1:	13'7" x 10'3" (4.14m x 3.12m) Range of built in wardrobes along one wall.
En-suite:	10'3" x 5'6" (3.12m x 1.68m) Contemporary style suite with double width shower tray and glazed screen, wash hand basin, WC, tiled walls, tiled floor.
Bedroom 2:	11'10" x 10'6" (3.61m x 3.20m)
Bedroom 3:	10'7" x 10'6" (3.23m x 3.20m)
Bedroom 4:	9'4" x 8'6" (2.84m x 2.59m)

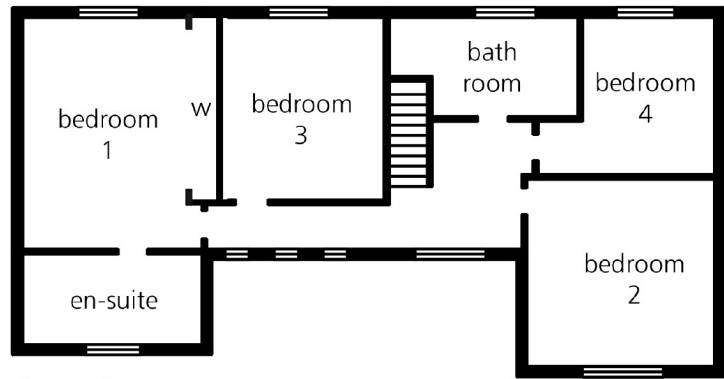
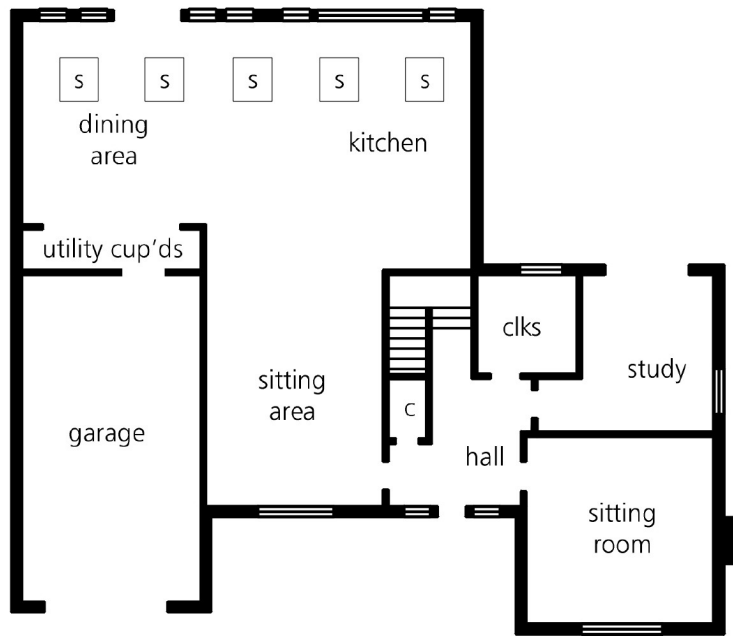
Bathroom:	11'6" into shower x 5'8" (3.51m into shower x 1.73m) Contemporary style suite comprising bath, separate shower cubicle, wash hand basin, WC, tiled floor, tiled walls.
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## OUTSIDE

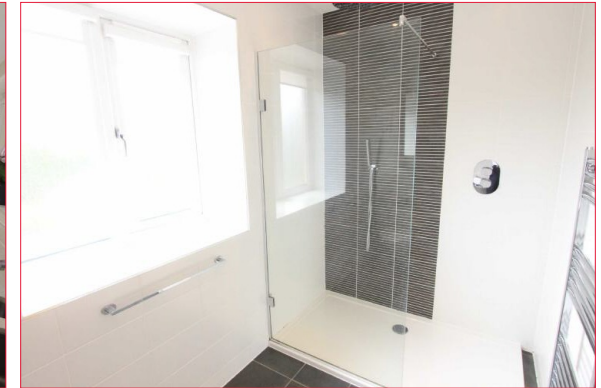
Front:	Good size paved driveway affording parking for several vehicles surrounded by well stocked borders, side pedestrian on both sides of the property to the rear garden.
Rear Garden:	Measures approximately 77' x 53' and comprises a paved patio area, area laid to lawn surrounded by well stocked and planted borders enclosed by close boarded fencing.
Garage:	19'8" x 10'4" (5.99m x 3.15m) With electric up and over door, power and light, boiler, plumbing for washing machine.

## OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	Original house 1950's, extended and extensively re-modelled in 2012/2013
Approximate Area:	153sqm/1647sqft (Details taken from EPC)
Sellers Position:	Looking for forward purchase
Heating:	Gas central heating
Windows:	UPVC double glazing
Loft Space:	Partially boarded with ladder and light connected
Television Points:	Sitting room, family area, bedrooms 1, 2, 3 and 4
Infant/Junior School:	Chandlers Ford Infant School/Merdon Junior School
Secondary School:	Thornden Secondary School
Council Tax:	Band F - £2,061.65 15/16
Local Council:	Eastleigh Borough Council 02380 688000



illustrative purposes only



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	81	70	79

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

