



sparks ellison.  
*Platinum*

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

Guide price **£775,000**

A magnificent family home presented in immaculate fashion throughout, affording substantial accommodation and rooms of generous proportion, the centre piece of which is a stunning kitchen/dining/sitting room, measuring over 40'. The original house was constructed in the 1930's and in recent years has been extended cleverly combining the benefits of modern day living and set within a landscaped plot of approximately 0.2 of an acre. To view this fine home please contact Sparks Ellison to arrange an appointment at the 'Open House' Event on Saturday October 20th, from 4pm to 5pm.

## DIRECTIONS

From our office proceed north, take the third left hand turning into Hiltingbury Road, first right into Malibres Road and number 21 is situated further along on the right hand side.

## ACCOMMODATION

### Ground Floor

Entrance Vestibule:

Cloakroom: White suite with chrome fittings comprising wash hand basin, WC.

Reception Hall: Staircase to first floor with cupboard under.

Sitting Room: 24'9" x 12'3" (7.54m x 3.73m) Bay window to front, electric fire.

Family Room: 13'9" x 13'6" (4.19m x 4.11m) Bay window to front, electric fire.

Kitchen/Dining/Sitting Room: 41'8" x 14' x 13'3" (12.70m x 4.27m x 4.04m) A quite stunning room with three distinctive areas and feature vaulted ceiling with three velux windows allowing light to flood in. The kitchen area comprises of a comprehensive range of units with wooden worktops, island unit with breakfast bar, Range electric oven and eight ring gas hob with extractor canopy over, waste disposal unit, integrated dishwasher. The dining area has double doors leading to rear garden, with the sitting area having double doors leading to conservatory.

Conservatory: 12'10" x 12'5" (3.91m x 3.78m) Glass roof, radiator, double doors to rear garden.

Utility Room: 14'4" x 8'8" (4.37m x 2.64m) Range of units, cupboard housing boiler, space and plumbing for various appliances, door to outside, door to garage.

### First Floor

Landing: Stairs to second floor.

Bedroom 1: 16' x 14'5" (4.88m x 4.39m)

Dressing Room: 8' x 6'9" (2.44m x 2.06m)

En-suite: 6'9" x 6'2" (2.06m x 1.88m) Contemporary style white suite with chrome fittings comprising shower cubicle, wash hand basin with cupboard under, WC.

Bedroom 3: 14'2" x 13'6" (4.32m x 4.11m) Bay window.

Bedroom 4: 14'2" x 12'3" (4.32m x 3.73m) Bay window.

Bedroom 5: 10'6" x 7' (3.20m x 2.13m)

Bathroom: 12'3" x 7'3" (3.73m x 2.21m) Contemporary style white suite with chrome fittings comprising panel bath, shower cubicle, two wash hand basins with cupboards under, WC, airing cupboard.

### Second Floor

Landing: Two velux windows, door to eaves storage space.

Bedroom 2: 18'5" x 14'2" (5.61m x 4.32m) Four velux windows.

En-suite: 12'10" x 6'8" (3.91m x 2.03m) Contemporary style white suite with chrome fittings comprising panel bath, shower cubicle, wash hand basin with cupboards under, WC, two velux windows.

### OUTSIDE

Front: The plot extends to approximately 0.2 of an acre and to the front a large gravel area affords off street parking for several vehicles, planted borders enclosed by hedging, side access to rear.

Rear Garden: A particularly attractive feature of the property being beautifully landscaped with a gravelled sitting area adjoining the rear of the house leading on to a lawn enclosed by well stocked flower and shrub borders, large sun deck to the rear of the garden with summer house.

Garage: 16' x 14'5" (4.88m x 4.39m) Electric door, light and power connected.

### OTHER INFORMATION

Tenure: Freehold

Approximate Age: 1930's

Approximate Area:

Sellers Position: Looking for forward purchase

Heating: Gas central heating

Windows: UPVC double glazing

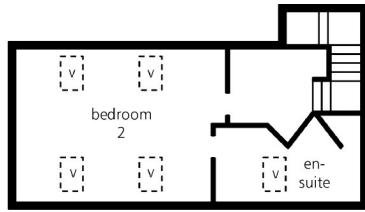
Infant/Junior School: Chandlers Ford Infant/Merdon Junior School

Private Junior School: Sherborne House School

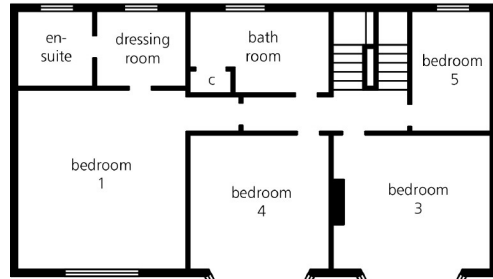
Secondary School: Thornden Secondary School

Council Tax: Band E - £1,705.24 12/13

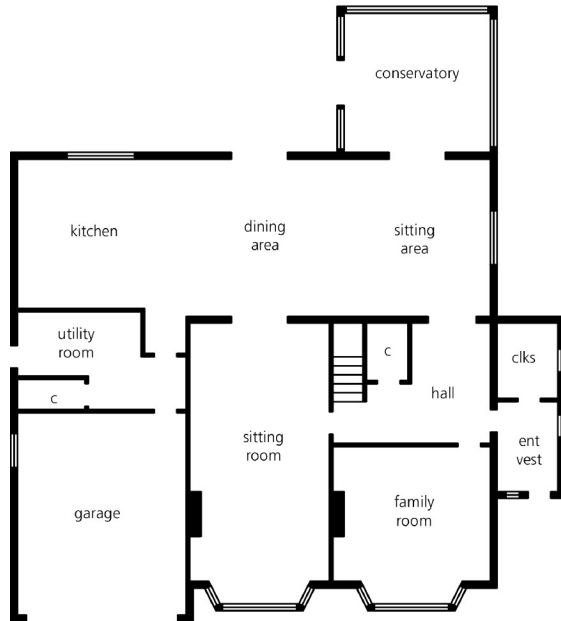
Local Council: Eastleigh Borough Council - 02380 688000



second floor plan



first floor plan



ground floor plan

illustrative purposes only



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