



**Rowe
& Co.**

10a, Coultas Road, Hiltingbury
Hampshire

Offers in excess of £1,250,000

Rowe
& Co.



10a, Coultas Road

Hiltingbury, Hampshire

INTRODUCTION

An exceptional modern family home extending to approximately 3,444 sq ft, superbly positioned on the highly sought-after Coultas Road in the heart of Hiltingbury. Thoughtfully enhanced and extended by the current owners, this impressive residence offers outstanding family accommodation with high-quality finishes throughout.

The ground floor is introduced by a stunning entrance hall that creates a striking first impression. A generous study provides the ideal home office, while the beautifully appointed kitchen offers extensive storage, generous worktop space, and a substantial central island. The property further benefits from three versatile reception rooms, two of which feature bi-folding doors, creating a seamless connection to the garden and ideal spaces for modern family living and entertaining. Additional ground floor accommodation includes a utility room, cloakroom, and internal access to the garage. The first floor comprises four well-proportioned bedrooms, led by a magnificent principal suite featuring fitted wardrobes and a stylish en-suite bathroom. A spacious landing and beautifully finished family bathroom complete the accommodation. Externally, the home is approached via an impressive gated driveway providing ample parking and excellent kerb appeal. The wrap-around garden offers superb entertaining space and leads to a substantial garden office positioned at the rear of the plot.



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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 an excellent selection of shops, restaurants, and traditional public houses.

Residents enjoy access to a superb network of scenic footpaths, including those surrounding Hiltingbury Lakes and Hocombe Mead, ideal for walking, running, and family outings. The location is also perfectly placed for both countryside and coastal pursuits, with the South Downs National Park and the New Forest both within easy reach.

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

Council Tax band: G

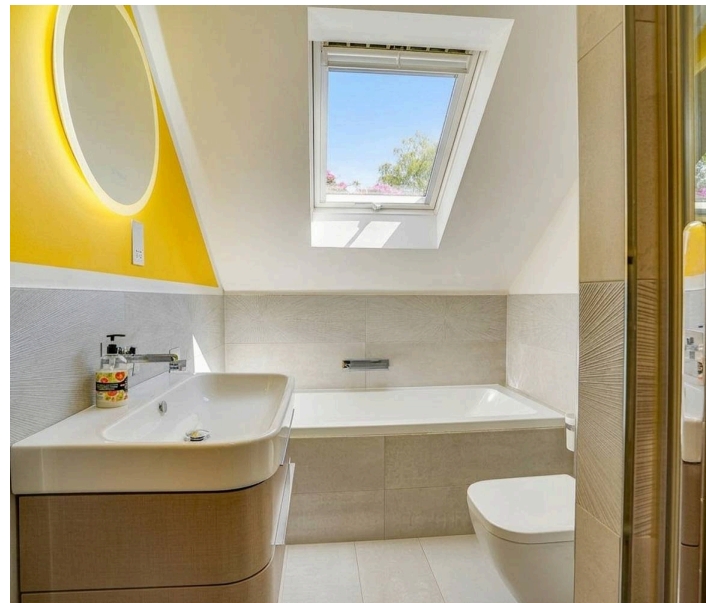
Tenure: Freehold

EPC Energy Efficiency Rating: B

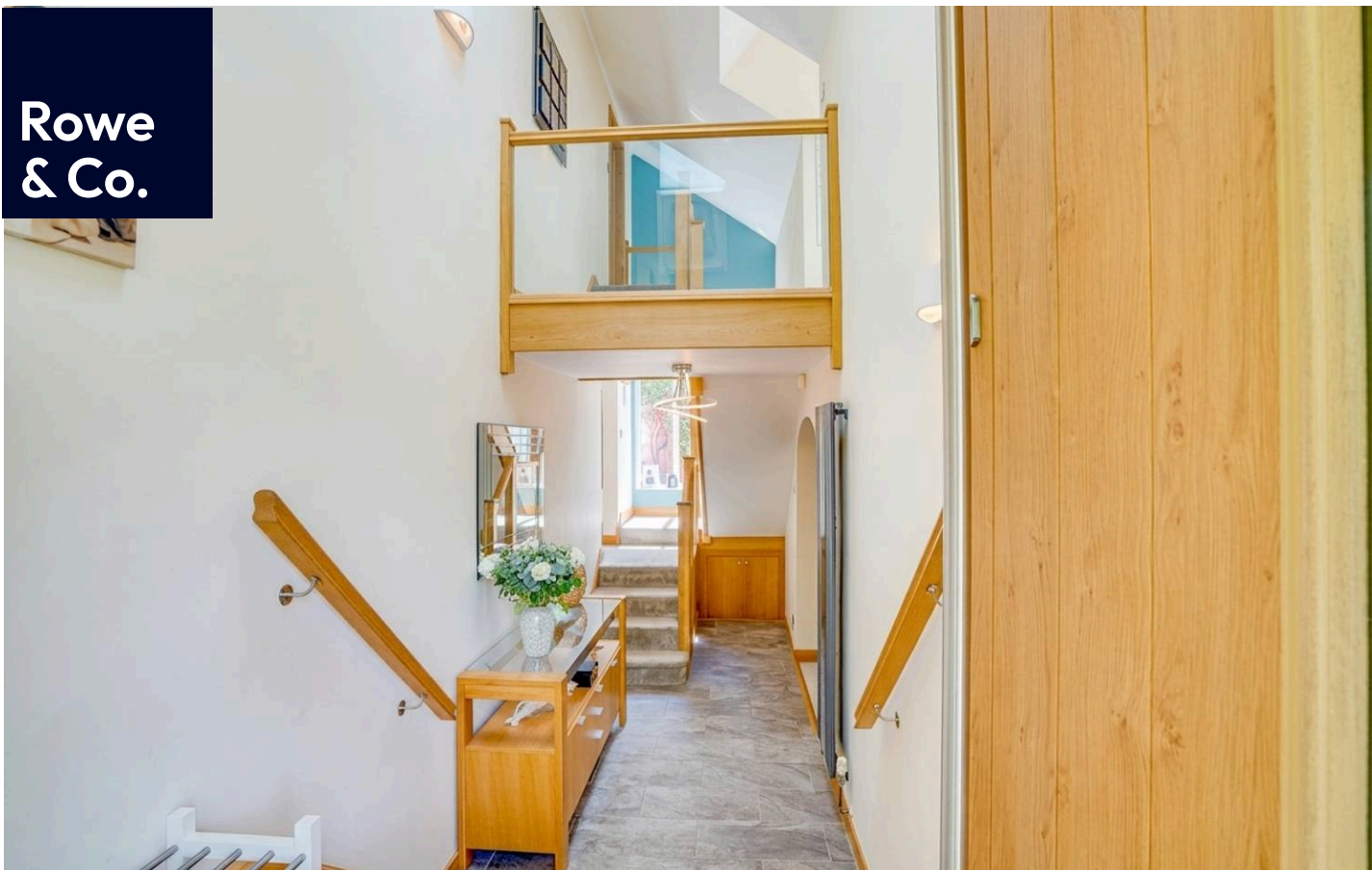
- Prime Hiltingbury Location
- 3444 sq ft
- Gated Driveway
- Four Bedrooms
- Thornden School Catchment
- Garden Office



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Hiltingbury, Hampshire

INSIDE

Upon entering the property, you are welcomed by a stylish and light-filled entrance hall that immediately sets the tone for the quality and space found throughout the home. The hallway provides access to all principal reception rooms, as well as the utility room, study, garage, and staircase rising to the first floor.

Positioned towards the front of the property, the impressive kitchen enjoys attractive views over the front garden and is finished with elegant tiled flooring. Designed with both practicality and entertaining in mind, it offers an abundance of storage and preparation space, complemented by a substantial island with breakfast bar seating. Integrated appliances include double ovens, hob with extractor, dishwasher, and space for a large American-style fridge freezer. The kitchen also benefits from underfloor heating, along with the hallway and bathrooms. Conveniently located adjacent to the kitchen are the utility room and cloakroom, providing valuable practical space for day-to-day family living.



The formal dining room offers an excellent setting for entertaining and features double doors opening into the substantial lounge, creating a wonderfully versatile living space. The lounge itself is an inviting family area featuring a charming wood-burning stove and bi-folding doors opening directly onto the rear garden. A further spacious family room, also benefitting from bi-folding doors, enhances the home's exceptional indoor-outdoor lifestyle and provides superb additional reception space.

Completing the ground floor is a generously sized study, thoughtfully positioned away from the main living areas to create a peaceful and private working environment.

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The first floor is accessed via a striking oak and glass staircase, leading to unique split-level accommodation with the principal suite subtly elevated from the remaining bedrooms. The principal bedroom enjoys generous proportions, fitted wardrobes, and a beautifully appointed en-suite. Bedrooms two and three are both spacious doubles with extensive fitted wardrobe space, while bedroom four is also a comfortable double bedroom with ample room for freestanding furniture. These rooms are served by a stylish contemporary family bathroom finished to a high standard.

OUTSIDE

The property is approached via an impressive gated driveway providing ample off-road parking for multiple vehicles and enhancing the home's outstanding kerb appeal.

Occupying a wrap-around plot with a desirable westerly aspect, the garden enjoys sunlight throughout the afternoon and evening. Designed with low maintenance in mind, the outdoor space features an artificial lawn alongside an attractive stepped patio and pathway that wrap around the property and lead to an extensive patio and decking area to the rear.

The raised patio provides an exceptional entertaining and seating area, perfectly positioned adjacent to both the lounge and family room, allowing the bi-folding doors to fully open and create a seamless indoor-outdoor living experience.




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Approximate Gross Internal Area
3444 sq ft - 320 sq m
Including Garage



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 field and no guarantee as to their operating efficiency can be given.

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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

