



**Rowe
& Co.**

8 Malibres Road, Hiltingbury

Hampshire

£1,100,000



8 Malibres Road

Hiltingbury, Hampshire

This stunning five-bedroom detached home covers an internal area of just over 2,600 sqft and is situated in the sought after Hiltingbury area within catchment and a short walk of the highly regarded Thornden School. The current owners have tastefully upgraded the property with modern fittings whilst maintaining the character features and is set in grounds of approximately 1/4 acre. Accommodation to the ground floor comprises an entrance hall, lounge, kitchen / dining / family room, study, utility and cloakroom. On the first floor are five bedrooms with a jack and jill bathroom and shower room. Externally the home benefits from a large west facing garden, 'in and out' driveway offering parking for several vehicles and an integral garage.

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment school is Hiltingbury primary school & Thornden secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links 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.

You enter the property into a stunning entrance hall that has been laid to oak flooring with a window to the front aspect, stairs leading to the first floor and doors leading to the cloakroom and further accommodation. The cosy lounge has a bay window to the front aspect and has been laid to oak flooring with space for a selection of free-standing furniture and an internal door that leads into the garage.

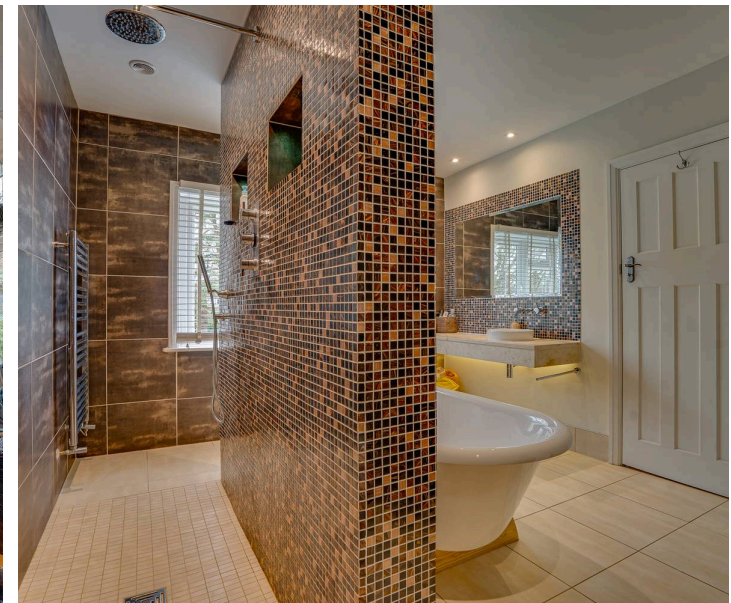
8 Malibres Road

Hiltingbury, Hampshire

The real heart of the home is the stunning 32ft Kitchen / dining / family room which has been laid to tile flooring with spotlights, skylights and bi folding doors opening to the rear garden with an Oak framed extension forming a wonderful focal point. To one side is the living area with plenty of space for a large sofa and further furniture, there further room for a formal dining table and chairs. The kitchen itself has been fitted with a range of high gloss wall and base level units with complimentary quartz and oak worktops with a stylish breakfast bar to one end. There is space for a free-standing American style fridge freezer with integrated double ovens, warming draw, hob with extractor over and dishwasher.

From the kitchen a further door opens into the utility / boot room which has been laid to tile flooring with an external door and skylight. The room has been fitted with wall and base level units with space and plumbing for a washing machine. The study is a well sized room with a window overlooking the rear garden, there is a further door with internal access to the garage.

The first-floor landing has been laid to carpet with loft access and a window to the front aspect with a stained-glass feature, doors lead to all principal rooms. The spacious master bedroom has a window to the rear aspect and has been laid to carpet with fitted wardrobes to one end. A further door leads into the stylish jack and jill en-suite bathroom which has a window to the rear and has been laid to tile flooring with tiled walls and spotlights. Fitted with a wall mounted wash hand basin, low level W/C, free standing feature bath, walk through rainfall shower wall mounted heated towel rail. There are four further well-proportioned bedrooms with aspects to both the front and rear. The shower room has a window to the side and has been fitted with a wash hand basin / W/C set in vanity unit, walk in shower and wall mounted heated towel rail.



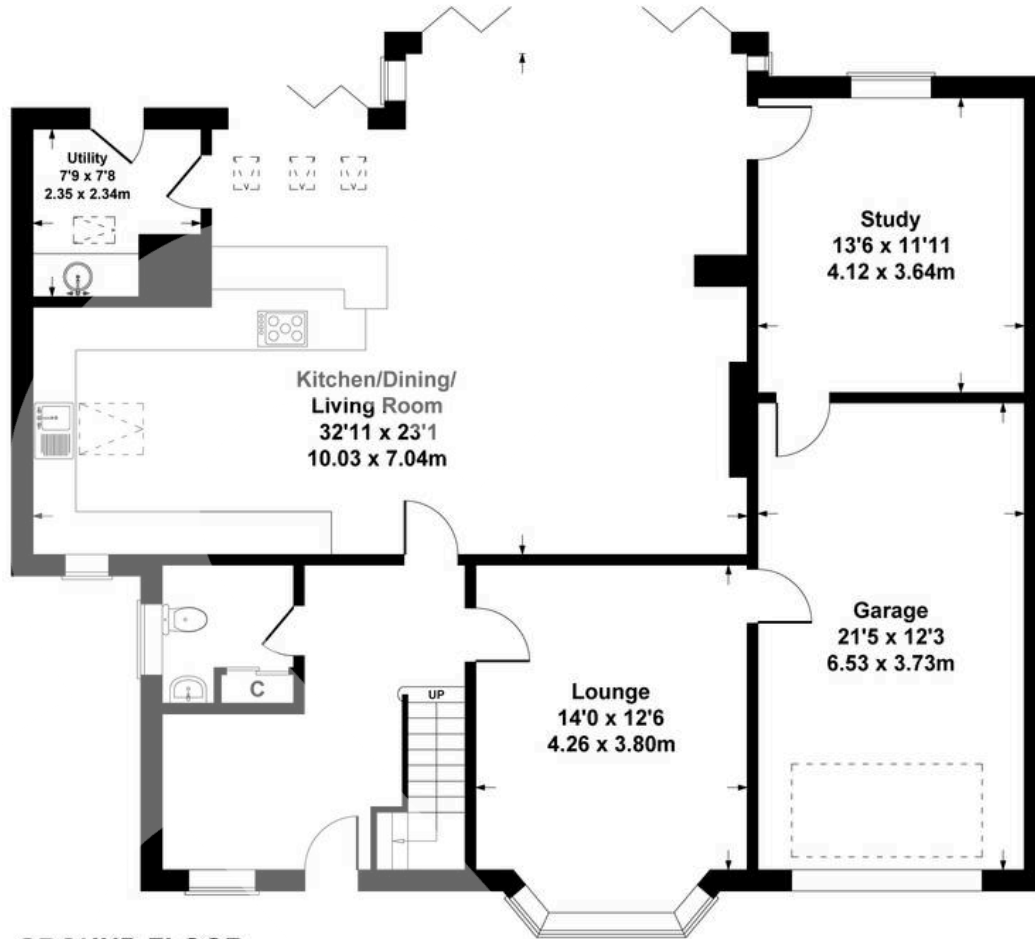
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Approximate Gross Internal Area
2626 sq ft - 244 sq m
(Including Garage)

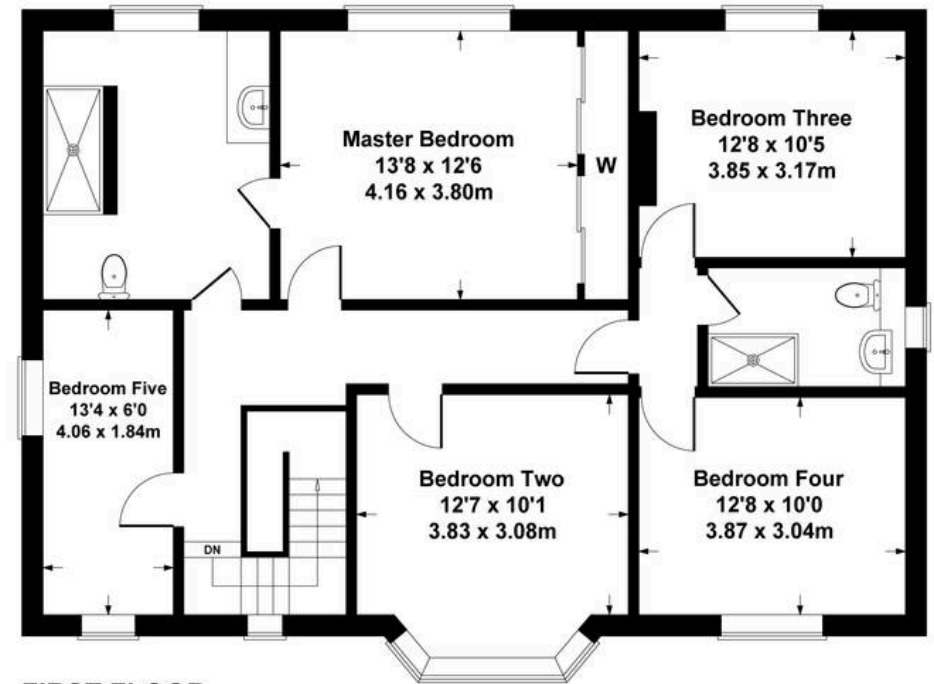
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GROUND FLOOR



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.