35, Randall Road,
Hiltingbury, SO53 5AJ

7 Bed Detached House For Sale

- About this property
- Magnificent Seven-Bedroom Detached Property
- 0.21 Acre Plot
- Finished to a very high Specification
- Extended and Renovated
- Over 3300 sq. ft of Accommodation
- Three En-Suite Bedrooms
- Two Family Bathrooms
- Landscaped Rear Garden
- Home Office with Wi-Fi, power and lighting
- Ample Off-Road Parking
- Hiltingbury & Thornden School Catchments

Magnificent family home over three floors in a desirable location of Hiltingbury, Chandlers Ford. This beautiful home has been fully renovated by the current owners to a very high specification including a CCTV system and house alarm. The light and airy entrance hall leads to a sitting room, study and a contemporary kitchen/breakfast/dining room with bi-folding doors overlooking the southerly garden allowing a stream of sunshine into the home. The first floor has a master bedroom with en-suite and dressing room. Bedrooms two and three also benefit from en-suite shower rooms making these ideal for guests. Family bathroom and two further bedrooms. On the top floor there are two further double bedrooms and a bathroom. The well-maintained rear garden has artificial grass, large patio area and a spacious summer house with Wi-Fi, power and heating. The driveway provides ample off-road parking to the front of the property.

Ground floor

Entrance hall 20' 4" x 13' 11" (6.2m x 4.24m) Stairs to first floor

WC 5' 5" x 5' 4" (1.65m x 1.63m) A low level WC, wash hand basin and obscured window to the side.

Sitting room 16' 9" x 11' 11" (5.11m x 3.63m) Double glazed window to the front.

Study 10' 5" x 9' 2" (3.18m x 2.79m) Window to the front aspect.

Kitchen/dining room 29' 10" x 19' 5" (9.09m x 5.92m) A stunning open-plan space spanning across the rear of the property opening out to the garden with bi-fold doors. A contemporary range of matching wall and base units with work surfaces over and concealed lighting under, integrated appliances and tiled floor. Door to utility room.

Reception area 14' 3" x 11' 11" (4.34m x 3.63m)

utility room 5' 11" x 4' 10" (1.8m x 1.47m) Plumbing and space for washing machine and tumble dryer, window to side.

First floor landing Airing cupboard, doors leading to:

Master bedroom 20' 4" x 19' 6" (6.2m x 5.94m) Dressing area and space for wardrobes, window to the rear, door to ensuite.

Ensuite 9' 4" x 6' 9" (2.84m x 2.06m) Fully tiled double shower cubicle, vanity wash hand basin, low level WC and window to side.

Bedroom four 16' 10" x 9' 11" (5.13m x 3.02m) Built in wardrobe and window to the rear.

Bedroom five 17' 6" x 11' 7" (5.33m x 3.53m) Window overlooking the rear garden and door to ensuite shower room.

Ensuite 8' 3" x 3' 9" (2.51m x 1.14m) Fully tiled shower cubicle, vanity wash hand basin, low level WC and window to the side.

Bedroom six 15' 2" x 11' 7" (4.62m x 3.53m) Window to the front and door to ensuite.

Ensuite 8' 3" x 3' 9" (2.51m x 1.14m) Fully tiled shower cubicle, vanity wash hand basin, low level WC and window to the side.

Bedroom seven 10' 10" x 9' 4" (3.3m x 2.84m) Built in double wardrobes and window to the front.

Family bathroom 10' 7" x 5' 7" (3.23m x 1.7m) White suite comprising of panel bath, pedestal wash hand basin, low level WC, tiled to principal areas and obscured window to the front.

Second floor

Bedroom two 18' 10" x 14' 10" (5.7m x 4.5m) A range of fitted wardrobes along one wall, skylight windows.

Bedroom three 14' 10" x 14' 3" (4.52m x 4.34m) Skylight windows and door to:

Storage/walk in wardrobe 12' 3" x 6' 4" (3.73m x 1.93m)

WC 6' 8" x 6' 0" (2.03m x 1.83m) Skylight window, pedestal wash hand basin and low-level WC.

Outside To the front of the property there is a block paved driveway for several vehicles, side gate leading to the rear garden which has a large patio area for entertaining guests, family and friends. The remainder of the garden has artificial grass. At the end of the garden there is a spacious home office providing wi-fi, power and lighting, outside shed and outside tap.

Local authority information Eastleigh Borough Council Tax Band 'F'

Local schools' information - Infant: Hiltingbury Infant School - Junior: Hiltingbury Junior School - Secondary: Thornden Secondary School

EPC rating C/79

Local area information



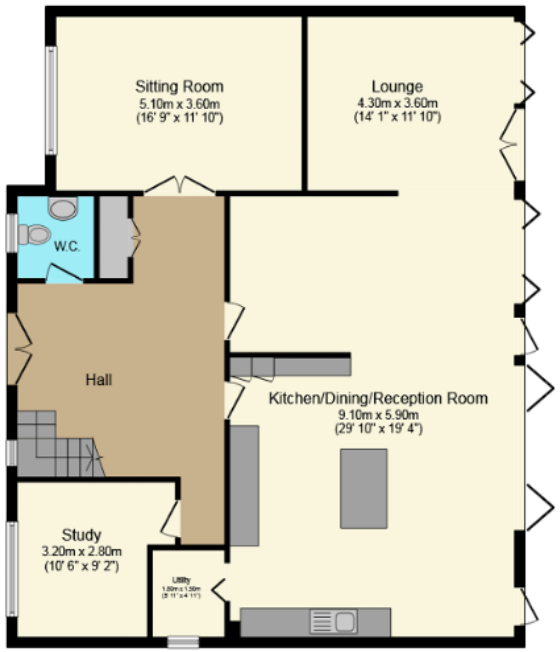
Chandlers Ford	1.2 miles	Eastleigh	2.4 miles
Shawford	2.6 miles	Southampton Airport Parkway	3.5 miles

Schools

Hiltingbury Infant School Age: 5 - 7	0.4 miles	Hiltingbury Junior School Age: 7 - 11	0.4 miles
Sherborne House School	0.5 miles	Thornden School Age: 11 - 16	0.7 miles

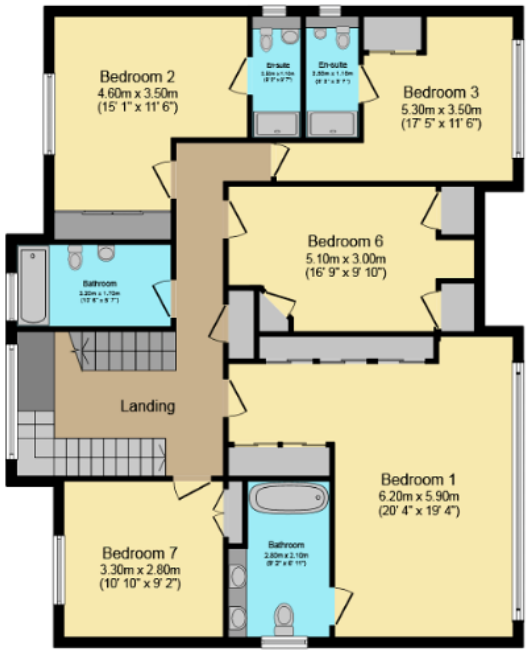
These distances are calculated in a straight line. The actual route and distance may vary.

Floor Plan



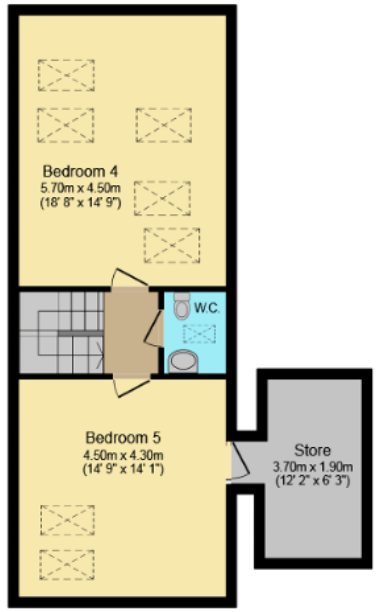
Ground Floor

Floor area 128.9 sq.m. (1,387 sq.ft.) approx



First Floor

Floor area 122.1 sq.m. (1,314 sq.ft.) approx



Second Floor

Floor area 59.7 sq.m. (643 sq.ft.) approx


















































BATMAN


STELLA




MAX

















Energy performance certificate (EPC)

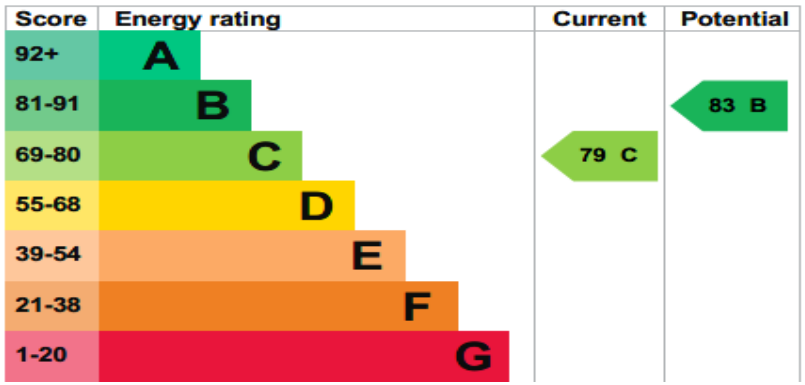
35 RANDALL ROAD CHANDLER'S FORD EASTLEIGH SO53 5AJ	Energy rating **C**	Valid until:	**19 May 2031**
		Certificate number:	**9519-3006-8205-1069-4200**

Property type	Detached house
Total floor area	310 square metres

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60