



sparks ellison

105 Hiltingbury Road, Chandler's Ford, SO53 5NP Offers In Excess Of £900,000

Located in the heart of Hiltingbury in Chandler's Ford, this impressive detached family home offers a perfect blend of space, comfort, and versatility. With five well-proportioned bedrooms and three bathrooms, this residence is designed to accommodate the needs of modern family life. The ground floor boasts five rooms plus the kitchen and utility, providing flexibility for various uses, whether as bedrooms, a study, or a playroom, allowing you to tailor the space to your family's requirements. The standout feature of this home is the stunning main bedroom suite, which spans the width of the property at the rear, offering a serene retreat overlooking the rear garden. Additionally, two further double bedrooms are complemented by a convenient Jack and Jill ensuite on the first floor, ensuring ample space for family and guests alike. Set on a fantastic plot of approximately 0.23 acres, the property is surrounded by a beautiful rear garden measuring around 140' x 51', which enjoys a delightful southerly aspect. This outdoor space is perfect for family gatherings and gardening enthusiasts. Conveniently located, this home is within easy reach of local shops, the highly regarded Hiltingbury and Thornden schools, and the picturesque Hiltingbury Lakes and community centre. Furthermore, the centre of Chandler's Ford and junction 12 of the M3 are just a short drive away, providing excellent transport links for commuting or exploring the wider area. This property is a rare find, offering a spacious and flexible living environment in a sought-after location. It is an ideal choice for families looking to settle in a vibrant community.

ACCOMMODATION

Entrance area:

Open to:

Reception hall:

Stairs to first floor, cupboard under.

Sitting room:

18'10" x 10'10" (5.74m x 3.30m) Open fireplace, dual aspect windows.

Dining room:

16'10" x 11'1" (5.13m x 3.38m) Double doors to rear garden, open to:

Kitchen:

14'4" x 12'6" (4.36m x 3.82m) Fitted with a range of modern units, space and plumbing for appliances, extractor hood for oven and hob.

Utility room:

6'1" x 4'10" (1.85m x 1.47m) Sink unit, space and plumbing for appliances, boiler, door to outside.

Bedroom 4:

10'11" x 10'5" (3.33m x 3.17m)

Bedroom 5/Study:

10'11" x 7'11" (3.33m x 2.41m)

Bedroom 6/Playroom:

7'10" x 7'10" (2.39m x 2.39m)

Bathroom:

Suite comprising bath with mixer tap and shower attachment, wash basin, WC, tiled floor.

First floor

Landing:

Airing cupboard, hatch to loft space, Velux window.

Bedroom 1:

14'0" x 12'7" (4.27m x 3.83m) Two built in/walk in wardrobes.

En-suite:

A particularly spacious and well appointed suite comprising double ended bath with central mixer tap, separate corner shower cubicle, two wash basins with cupboards under, WC, tiled floor.

Bedroom 2:

15'9" x 10'6" (4.81m x 3.20m)

Bedroom 3:

17'6" x 10'10" (5.34m x 3.30m) Built in wardrobe.

En-suite shower room:

A Jack and Jill arrangement with bedrooms 2 and 3; comprising shower cubicle, wash basin with cupboard under, WC.

OUTSIDE

The total plot extends to approximately 0.23 of an acre and represents a wonderful feature of the property.

Front:

To the front of the property is a large gravel driveway that extends to the side of the house providing parking for several vehicles, enclosed by fencing.

Rear garden:

The rear garden enjoys a delightful southerly aspect measuring approximately 140ft by 51ft. Adjoining the property is a full width recently laid timber deck ideal for outside entertaining, edged with sleeper walling and planter areas, this leads down to a large expanse of lawned garden enclosed by hedging.

Garage:

16'3" x 10'6" (4.96m x 3.21m) Light and power, door to rear garden.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

1950's

Approximate Area:

2171 sq ft / 201.5 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded, connected light and connected ladder.

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

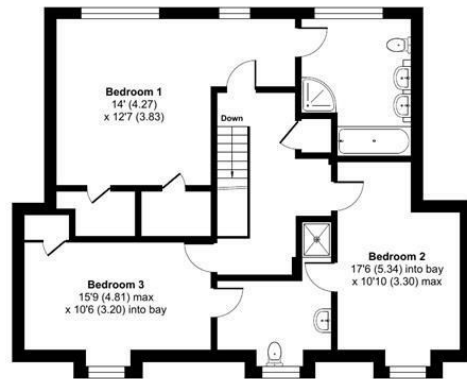
Band F

Agents Note:

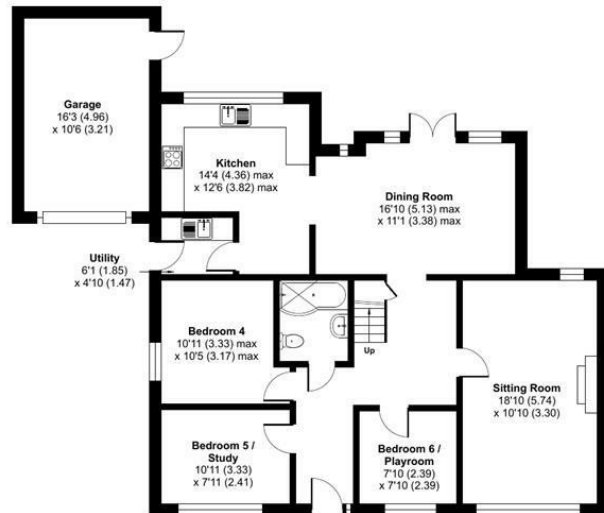
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 1072 sq ft / 99.5 sq m
 First Floor = 928 sq ft / 86.2 sq m
 Garage = 171 sq ft / 15.8 sq m
 Total = 2171 sq ft / 201.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Sparks Ellison. REF: 1430985



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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.



