



sparks ellison

283 Hursley Road, Hiltingbury, Chandlers Ford, SO53 5PJ

£1,250,000

A spectacular 6 bedroom detached family home providing magnificent accommodation totalling approximately 3229 sqft. This prestigious and captivating home provides spacious well proportioned rooms highlighted by a 26'4" x 13'10" reception hall, 20'5" x 20'2" sitting room, family room and study and 20'3" x 20'2" kitchen/dining space. On the first floor are 6 spacious bedrooms together with 2 en-suites and family bathroom. The plot extends to approximately 0.28 of an acre which to the front provides parking for numerous vehicles together with an Oak framed and stylish barn style double garage and adjoining store room, with a rear garden measuring in excess of 100' in length. The location is well placed for access to local woodland walks and sits within the catchment for the popular Hiltingbury and Thornden Schools and is within easy reach of junction 12 of the M3.

ACCOMMODATION

Ground Floor

Reception Hall:	26'4" x 13'10" (8.03m x 4.22m) Stairs to first floor, tiled floor, storage cupboard.
Sitting Room:	20'5" x 20'2" (6.22m x 6.15m) Contemporary style gas fireplace, tiled floor, air conditioning, bi-fold doors to rear garden.
Family Room:	14'7" x 8'8" (4.45m x 2.64m)
Study:	13'10" x 11'2" (4.22m x 3.40m)
Kitchen/Dining Room:	20'3" x 20'2" (6.17m x 6.15m) The kitchen area is comprehensively fitted with a range of modern shaker style units and granite worktops, double electric oven and warming drawer, integrated dishwasher, electric hob with extractor hood over, space for American style fridge/freezer. The remaining area provides ample space for table and chairs and sofas, bi-fold doors to rear garden, tiled floor, air conditioning.
Utility Room:	13'7" x 5' (4.14m x 1.52m) Range of units with granite worktops, space and plumbing for appliances, tiled floor, door to outside.

First Floor

Landing:	24'2" x 7'6" (7.37m x 2.29m) Double airing cupboard.
Bedroom 1:	16' x 14'4" (4.88m x 4.37m) Fitted wardrobes, air conditioning.
En-Suite:	6'3" x 6' (1.91m x 1.83m) White suite with chrome fittings comprising corner shower cubicle, wash basin with cupboard under, wc, tiled floor.
Bedroom 2:	16' x 13'6" (4.88m x 4.11m) Fitted wardrobes, air conditioning.
En-Suite:	6'5" x 6' (1.96m x 1.83m) White suite with chrome fittings comprising corner shower cubicle, wash basin with cupboard under, wc.
Bedroom 3:	14'3" x 14'3" (4.34m x 4.34m) Wall to wall fitted wardrobes, air conditioning.
Bedroom 4:	16'7" x 12'2" (5.05m x 3.71m) Fitted wardrobes, air conditioning.
Bedroom 5:	13'4" x 11'3" (4.06m x 3.43m)

Bedroom 6:	16'7" x 6'5" (5.05m x 1.96m) (Please note this is the former walk in wardrobe and en-suite to bedroom 3, formerly the main bedroom with plumbing still in situ).
Bathroom:	9'9" x 8'5" (2.97m x 2.57m) White suite with chrome fittings comprising bath, corner shower cubicle, wash basin, wc.

OUTSIDE

Front:	The property is approached via electric double wooden gates which leads to a gravel driveway affording parking for numerous vehicles, side access to rear garden.
Rear Garden:	Over 100' in length with a full width paved terrace adjoining the property ideal for outside entertaining, leading onto a large level lawn surrounded by well socked borders and enclosed by hedging and fencing.
Garage:	19'7" x 19'3" (5.97m x 5.87m) An attractive Oak frame, barn style double garage with roof storage space, light and power.
Adjoining Storage Room:	19'4" x 5'7" (5.89m x 1.70m) Light and power.

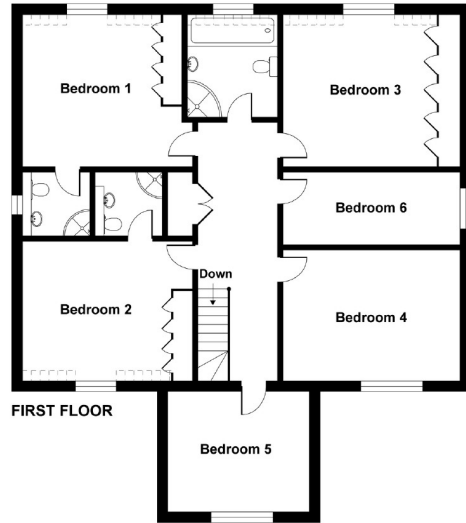
OTHER INFORMATION

Tenure:	Freehold
Approximate Age:	Originally built circa 1970 extended in 2008 and 2014
Approximate Area:	299.9sqm/3229sqft
Sellers Position:	Looking for forward purchase
Heating:	Gas under floor heating
Windows:	UPVC and Aluminium double glazed windows
Loft Space:	Partially boarded with light connected
Infant/Junior School:	Hiltingbury Infant/Junior School
Secondary School:	Thornden Secondary School
Local Council:	Eastleigh Borough Council - 02380 688000
Council Tax:	Band F - £2508.77 20/21



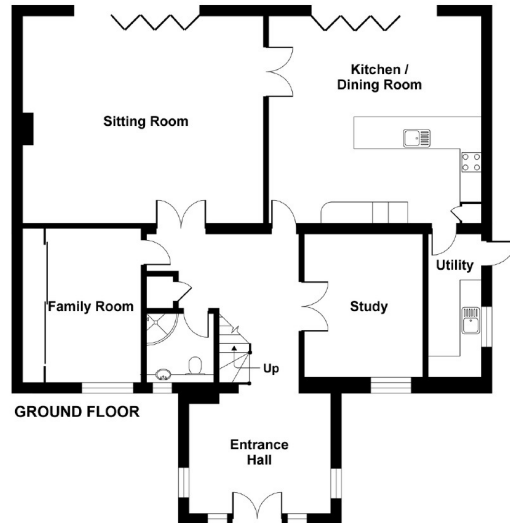
Ground Floor = 1646 sq ft / 152.9 sq m
 First Floor = 1543 sq ft / 143.3 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Total = 3229 sq ft / 299.9 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	86
(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	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2021.
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