



# 38 Randall Road, Hiltingbury, Chandlers Ford, SO53 5AL

£1,250,000

A spectacular 5 bedroom detached family home designed and developed by a well respected architecturally trained builder approximately 10 years ago for his own family. The house has therefore been impeccably constructed and finished with an exceptionally high level of quality materials and fitments throughout to include Oak and Marble floors, beautiful sanitary wear and a stunning kitchen. There is attention to detail, thought and care demonstrated by an array of sensational attributes to include a double height reception hall, 19'4" x 19'2" sitting room, 24'10" X 21' kitchen/family room and opulent main bedroom suite with a 19'4" x 19'2" bedroom, dressing room and luxurious en-suite. This stylish home affords accommodation of approximately 3663 sqft set within a mature and established plot of approximately 0.3 of an acre. Randall Road is a highly sought after location being within the heart of Hiltingbury and within the catchments for the popular Hiltingbury and Thornden Schools.

## ACCOMMODATION

### Ground Floor

Reception Hall:	20'5" x 10'2" Extending to 16'7" (6.22m x 3.10m x 5.05m) Oak and glass staircase to first floor with cupboard under, feature full height ceiling, built in coats cupboard.
Cloakroom:	Beautifully appointed one piece sink unit and surround, egg shaped modern wc, tiled walls and floor.
Sitting Room:	19'4" x 19'2" (5.89m x 5.84m) Corner log burner, media shelf and recess, double doors to rear garden, feature sliding pocket door to reception hall.
Kitchen/Family/Dining Room:	24'10" x 21' x 13'10" (7.57m x 6.40m x 4.22m) The kitchen area is comprehensively fitted with a range of shaker style units with stainless steel furniture and granite worktops, island unit and breakfast bar for 6, Neff appliance's to include main oven, induction hob over and gas burner with extractor hood, further electric oven, steam oven and warming drawer, microwave, coffee maker, 2 dishwashers. The sitting/dining area affords space for table and chairs/sofas with a media wall, matching dresser style cupboards and worktops either side of double doors to dining room, double doors to rear garden.
Dining Room:	16' x 11'11" (4.88m x 3.63m) Feature display niche.
Study:	11' x 9'10" (3.35m x 3.00m)
Utility Room:	16'3" x 9'5" (4.95m x 2.87m) Matching cupboards from the kitchen, space and plumbing for appliances, door to rear garden, door to garage.

### First Floor

Landing:	Galleried landing 35'2" in length overlooking the reception hall, airing cupboard.
Bedroom1:	19'4" x 19'2" (5.89m x 5.84m) Vaulted ceiling, feature display niches, windows and double doors with Juliette balcony overlooking the rear garden.
Dressing Room:	Comprehensive range of fitted wardrobes.
En-Suite:	14'9" x 6'7" (4.50m x 2.01m) Luxuriously appointed with egg shaped spa bath, one piece double sink unit with cupboard under, full width shower cubicle with two showers and mirrored shelving, wc, tiled walls and floor.
Bedroom 2:	17' x 11' (5.18m x 3.35m) Feature triangular window, fitted wardrobes.
Bedroom 3:	14'5" x 11' (4.39m x 3.35m)

En-Suite:	9' x 4'5" (2.74m x 1.35m) Modern white suite with chrome fitments comprising double width shower cubicle and glazed screen, circular wash basin with cupboard under, wc, tiled walls and floor.
Bedroom 4:	11'11" x 11' (3.63m x 3.35m) Built in wardrobe.
En-Suite:	8'8" x 4'5" (2.64m x 1.35m) Modern white suite with chrome fitments comprising double width shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled walls and floor.
Bedroom 5:	14'9" x 9'8" (4.50m x 2.95m)
Bathroom:	17'6" x 9' (5.33m x 2.74m) An enviable and captivating room beautifully appointed with a circular spa bath, double sink unit with shelving and cupboards under and mirrors over, separate shower cubicle, egg shaped modern wc, built in television and cabinets, tiled walls and floor.

## OUTSIDE

	The total plot extends to approximately 0.3 of an acre and is a particularly attractive feature.
Front:	A block paved driveway affords parking for several vehicles with adjacent planted border and side access to rear garden.
Rear Garden:	The rear garden enjoys a high degree of privacy with paved terraces and decking areas providing outside entertaining space leading onto a large level lawn with sunken trampoline and garden pond. The gardens are surrounded by well stocked borders and hedging.
Double Garage:	18'5" x 16'7" (5.61m x 5.05m) Electric door, boiler, light and power.

## OTHER INFORMATION

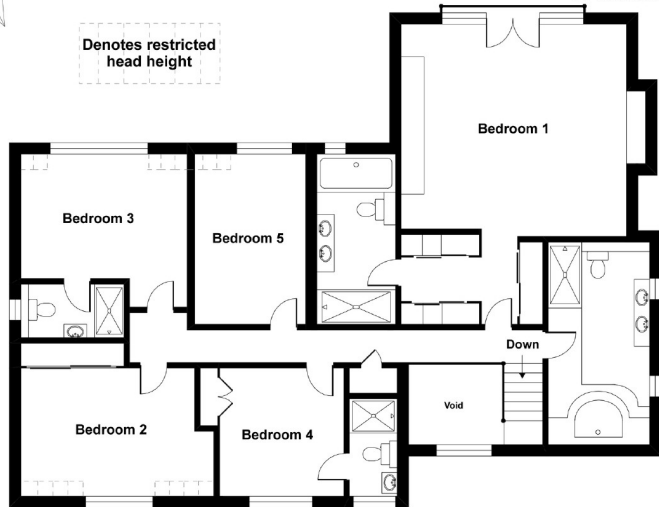
Tenure:	Freehold
Approximate Age:	Originally 1960 extended and developed 2010
Approximate Area:	340.2sqm/3663sqft
Heating:	Gas central heating, underfloor heating and radiators
Windows:	UPVC double glazing
Loft Space:	Partially boarded with light connected
Infant/Junior School:	Hiltingbury Infant/Junior School
Secondary School:	Thornden Secondary School
Local Council:	Eastleigh Borough Council - 02380 688000
Council Tax:	Band F - £2508.77 20/21



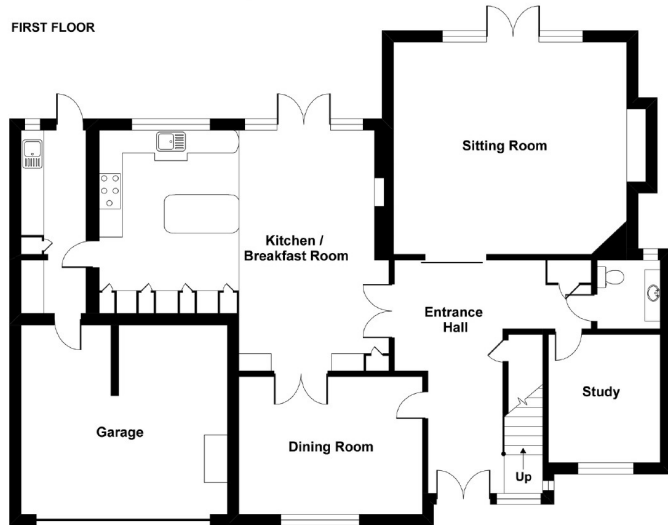
Ground Floor = 1638 sq ft / 145.7 sq m  
 First Floor = 1728 sq ft / 151.8 sq m  
 Garage = 297 sq ft / 27.5 sq m  
 Total = 3663 sq ft / 340.2 sq m (excludes restricted head height)

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	81
(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  
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94 Winchester Road Chandlers Ford Hampshire SO53 2GJ  
 t 023 8025 5333 f 023 8026 0099 e property@sparksellison.co.uk w www.sparksellison.co.uk



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