



Grosvenor Road, Hiltingbury, Hampshire, SO53 5BU





## 21 Grosvenor Road, Hiltingbury, Hampshire, SO53 5BU

*Exceptional four-bedroom detached family home, situated on the sought-after Grosvenor Road in the heart of Hiltingbury.*



- Stunning four-bedroom detached house • Two ensuites and family bathroom
- Located in the heart of Hiltingbury • Finished to a very high standard throughout
- Off-road parking for several vehicles • Beautiful, landscaped south-facing garden
  - Thornden School catchment • No forward chain

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## ACCOMMODATION

Exceptional four-bedroom detached family home, situated on the sought-after Grosvenor Road in the heart of Hillingbury. Boasting a desirable location and a charming ambience, this property offers a wonderful place to call home. Upon arrival, the spacious driveway immediately catches your attention, providing ample parking space for multiple vehicles. The expansive plot is a true highlight, offering a generous width and creating a sense of privacy and tranquillity. The exterior of the house showcases the careful attention to detail and the meticulous renovation that has been undertaken. Step inside and be greeted by a warm and inviting entrance hallway that sets the tone for the rest of the home. The property has been thoughtfully extended, with an open-plan sitting room is perfect for entertaining guests and offers seamless access to the rear garden. The modernized kitchen/dining room features cream matt units and stylish wood-style worktops, providing both functionality and aesthetic appeal. For more formal occasions, a separate dining room is available. Additionally, a second reception room/snug, study/home office, and downstairs cloakroom complete the ground-floor. Moving upstairs, you'll discover four generously sized bedrooms, each offering ample space and natural light. The principal bedroom is particularly impressive, boasting a delightful ensuite shower room and a Juliet balcony overlooking the private rear garden. Bedroom two also benefits from an ensuite and completing the first floor is a large, beautifully appointed family bathroom. The south-facing garden is thoughtfully landscaped and adorned with a patio area, perfect for al fresco dining and enjoying the outdoors. The surrounding tree canopy provides a serene and secluded ambience, offering privacy and shade during warm summer days. To the front of the property, you'll find access to a single garage and an abundance of driveway parking. This charming family home is offered with no forward chain. The location is highly desirable, surrounded by pleasant and established surroundings, and offering easy access to local amenities, schools, and transport links.



## SITUATION

Set within the popular area of Chandler's Ford, approximately a 15 minute drive away from the mesmerising cathedral city of Winchester and Southampton city. Chandler's Ford has a variety of shops, restaurants, traditional inns and schools. Winchester has many famous amenities and attractions. Communications are excellent with the M27, M3, A34, and A303 within easy reach and only a few minutes' drive away. This provides access to London, New Forest and the South Coast.

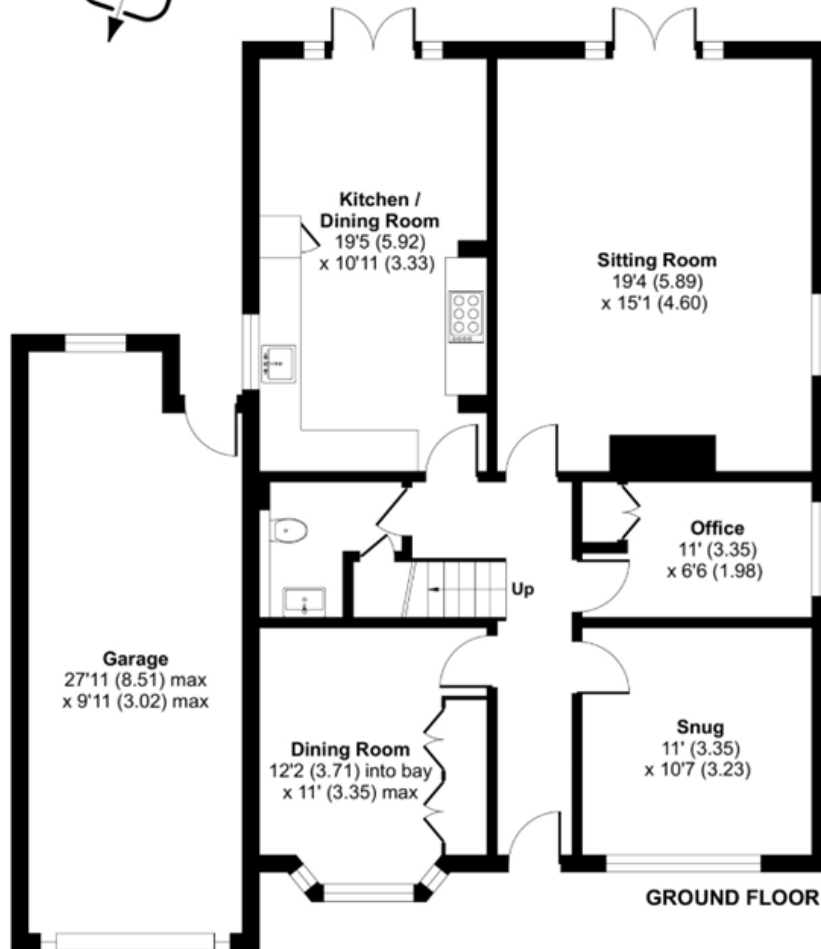




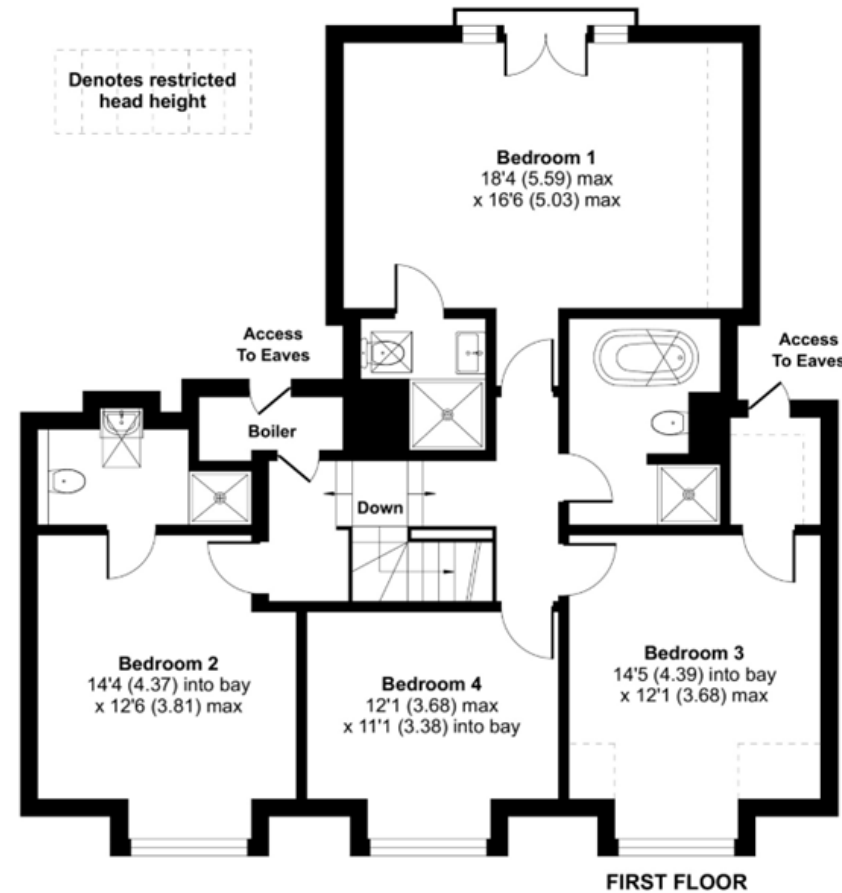


Approximate Area = 2040 sq ft / 189.5 sq m  
 Garage Area = 275 sq ft / 25.5 sq m  
 Limited Use Area(s) = 45 sq ft / 4.1 sq m  
 Total Area = 2360 sq ft / 219.2 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>83</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 899282





**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: E

**GUIDE PRICE**

£1,050,000

**TENURE**

Freehold