



Hookwater Road, Chandler's Ford, Hampshire, SO53 5PR

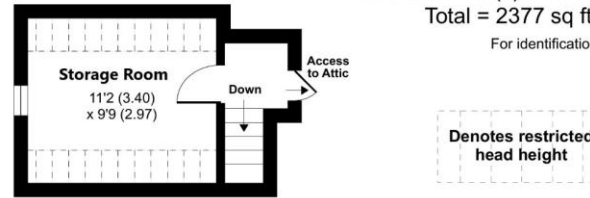


ACCOMMODATION

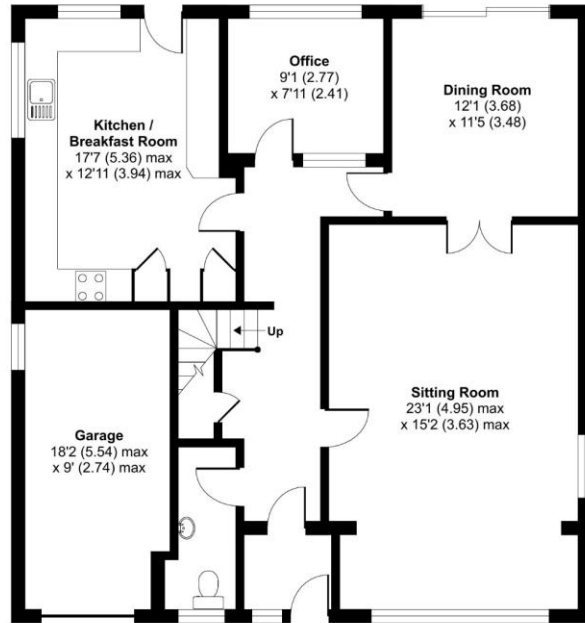
Well maintained and extended four-bedroom detached family home in a sought-after location, which offers a high standard of living within Thornden Catchment area. Having been in the ownership of the current occupants for a number of years this property is a true rarity to the market. The frontage is immediately impressive with an expansive driveway and tastefully landscaped garden with an array of plants and shrubs. The porch and entrance hallway lead you into the home with a welcoming, light and airy feel. The spacious lounge offers a warm and cosy retreat with a double aspect allowing plenty of light to flow in and a feature fireplace. The traditional layout offers a large dining room, ideal for more formal occasions, and a separate kitchen/breakfast room which offers a pleasant aspect to the rear with doors that open out onto the garden. Further accommodation on the ground floor includes a home office and cloakroom. On the first floor are four superb size bedrooms all with integrated storage, a family bathroom and two en-suite shower rooms. The second floor also provides an additional storage room. To the front of the home there is ample off-road parking with access to the integral garage and a gate leading to the rear. The attractive private rear garden comes with privacy and comprises of a large lawn and patio area. This property is offered for sale with no onward chain.



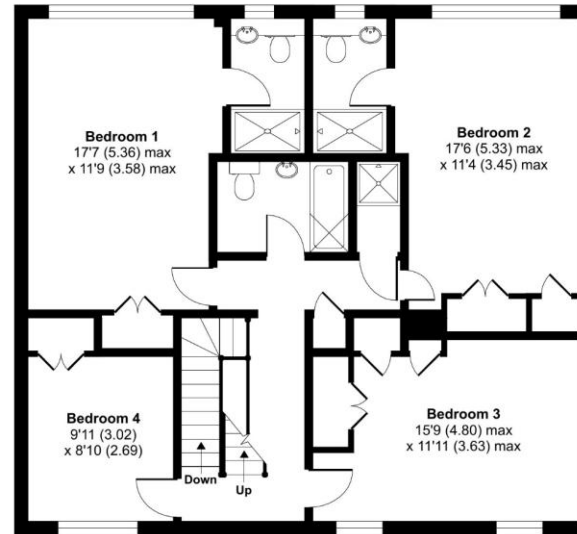
Approximate Area = 2329 sq ft / 216.4 sq m (includes garage)
 Limited Use Area(s) = 48 sq ft / 4.4 sq m
 Total = 2377 sq ft / 220.8 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



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: 901833



SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically outstanding. The local catchment schools are Hiltingbury Infant and Junior and the sought-after Thornden Secondary school. Independent schools include Sherbourne House, The Pilgrims' School, Princes Mead, Twyford School, St Swithun's School and Winchester College. Coast and country lifestyle pursuits are all within striking distance as the town is well placed for the South Downs National Park and The New Forest. It is approximately a 15 minute drive to Winchester and a 17 minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Eastleigh and Southampton; London Waterloo is 90 minutes from Eastleigh and 80 minutes from Southampton Central.



SPECIFICATION

- Thornden School catchment
- Hiltingbury Primary & Junior catchment
- Detached family home in sought after location
- Attractive private garden
- Driveway & garage
- No onward chain

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band F

GUIDE PRICE £825,000

TENURE

Freehold