



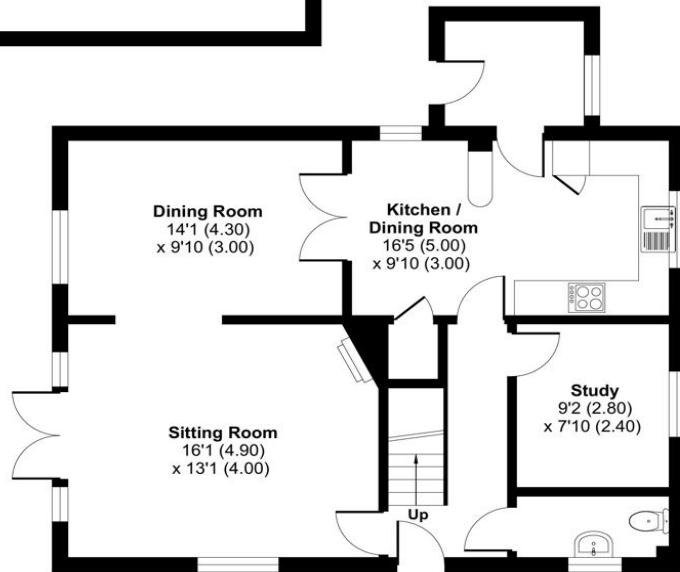
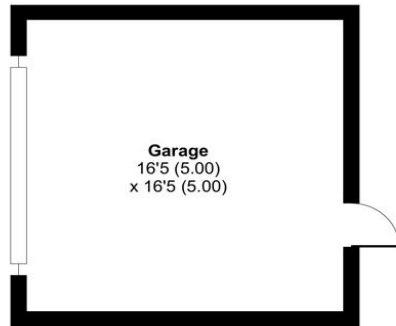
Hocombe Wood Road, Chandler's Ford, Hampshire, SO53 5PP



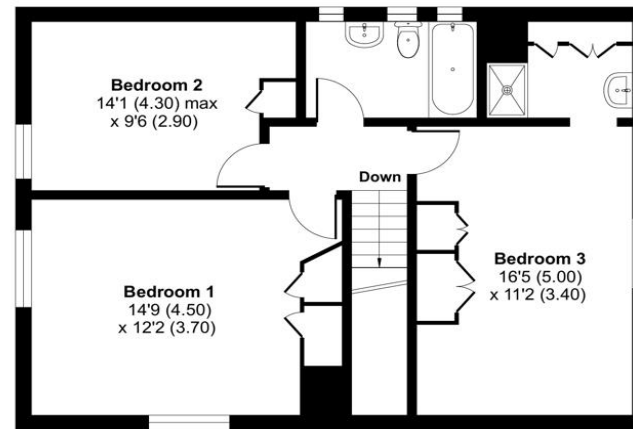
ACCOMMODATION

This classically designed family home is perfectly positioned to enjoy a delightful location. Located on the prestigious road of Hocombe Wood at the edge of Chandler's Ford, with fantastic school catchments, including Hiltingbury Infant and Junior Schools, together with the highly-regarded Thornden school. This much-loved family home has traditional and well-proportioned accommodation throughout and with some improvements and a clever design, will create a fantastic light and roomy home. The welcoming ground floor comprises of an inviting entrance hallway that leads to the large sitting room and benefits from feature doors leading to the garden beyond. The accommodation continues to impress with a dining room and a traditional kitchen/dining room with a good range of wall and base units. To complete the ground floor is a guest cloakroom and a home office that could also be utilised as a bedroom. The first floor has three well-appointed bedrooms, all with fitted wardrobes and with the principal bedroom benefiting from an en-suite shower room, with the further bedrooms being served by the family bathroom. Externally the grounds have been well-maintained and offer a mix of mature borders, a lawned area and herbaceous borders. There is also a large terrace off the back of the home perfect for al fresco dining. To the front the driveway offers ample parking and leads to the separate garage.

Approximate Area = 1467 sq ft / 136.2 sq m
 Garage = 269 sq ft / 24.9 sq m
 Total = 1736 sq ft / 161.2 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1104950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course is also within easy reach. This home is within easy reach of fantastic schools and allows for both coast and country lifestyle pursuits 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 Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.



SPECIFICATION

- Detached family residence within Thornden Secondary School catchment
- Sought-after location
- Two reception rooms
- Home office
- Traditional kitchen/dining room
- En-suite shower room and family bathroom
- Beautiful wrap around gardens
- Garage and driveway parking

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band – F

GUIDE PRICE

Offers in excess of £550,000

TENURE

Freehold