



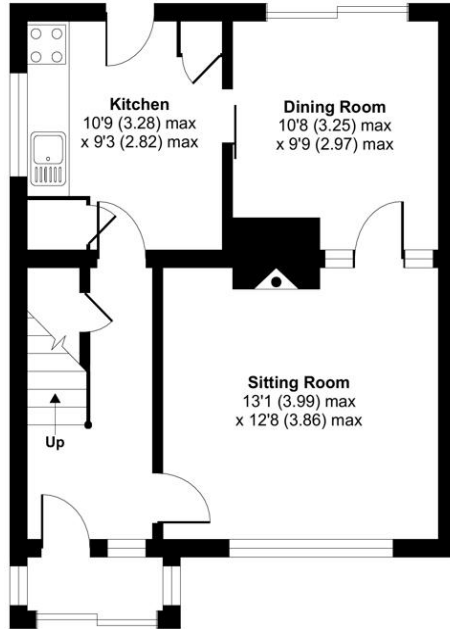
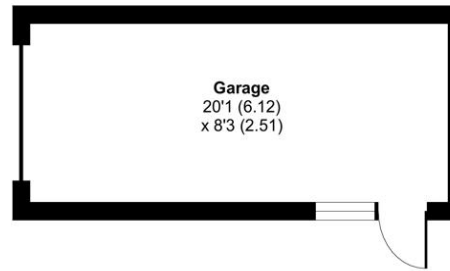
Oakmount Road, Chandler's Ford, Eastleigh, Hampshire, SO53 2LP



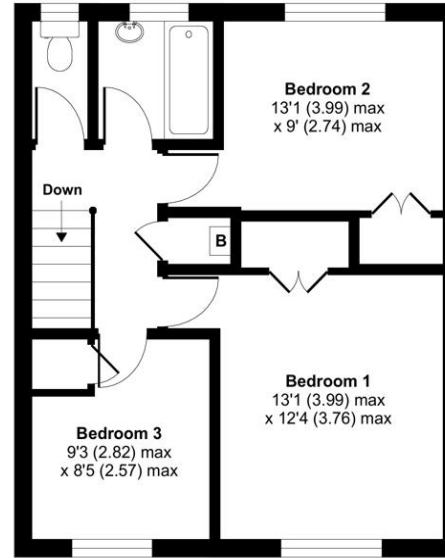
## ACCOMMODATION

A captivating three-bedroom detached home, situated within a sought-after neighbourhood. This family home offers generous space alongside comfort. Step through the front door and into the spacious entrance hall, with doors to all downstairs accommodation. The ground floor layout seamlessly connects the living, dining, and kitchen areas, creating a versatile space for both relaxation and entertainment. A large sitting room takes pride of place at the front of the home, benefitting from large windows providing an abundance of natural light. From there the room flows to the dining room, perfect for formal dinners or further entertainment space, with sliding doors to the rear garden. The ground floor is completed by the kitchen with access to the rear garden and another door back to the entrance hallway. Upstairs, there are three generously sized bedrooms, all served by the family bathroom, with separate WC for added convenience. Outside, gardens wrap around the property with an enclosed low maintenance rear garden and additional lawned area. This property also boasts a private driveway and garage offering off road parking, as well as additional storage. Conveniently located within reach of amenities, well-regarded schools, and transport links, this home presents a perfect opportunity to create your dream property in Chandlers Ford.

Approximate Area = 971 sq ft / 90.2 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 1137 sq ft / 105.6 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1115174



## 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 excellent celebrating some of the best Ofsted ratings in the country, alongside a selection of private schools. Coast and country lifestyle pursuits are all within striking distance as the city 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**

- Three bedroom detached family home
- Close to local amenities
- Driveway and garage
- Generous corner plot
- Potential to extend (STPP)
- Fantastic first time buy

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band D

#### **GUIDE PRICE**

Offers in Excess of £350,000

#### **TENURE**

Freehold

#### **SERVICES**

Mains gas, water, electricity and drainage