



sparks ellison

# 131 Hocombe Road, Chandler's Ford, SO53 5QD

£995,000

Arguably some of the finest views in Chandler's Ford are what sets this family home apart, affording a stunning outlook over Hocombe Mead with a pleasant southerly aspect. The commanding and elevated view can be enjoyed from the panoramic window in the main sitting room, together with the kitchen, main bedroom and garden. Situated on the highly sought after Hocombe Road views of this nature are a rare find together with a wonderful plot of approximately 0.32 of an acre. The house itself provides 2354sqft of accommodation of split level design providing a high level of flexibility dependant on how many bedrooms are required set against living spaces and home working areas. This delightful location provides nearby woodland walks with the Hocombe Mead nature reserve behind and is set within catchments for the popular Hiltingbury and Thornden Schools, with local shops on Ashdown Road and Hiltingbury Road nearby. The centre of Chandler's Ford is a short distance away and easy access can be gained to Junction 12 of the M3 motorway.

## ACCOMMODATION

### Ground Floor

#### Open Porch:

#### Reception Hall:

A most welcoming area offering a light and airy feel with steps up and down to the split level design.

#### Sitting Room:

20'9" x 16'4" (6.32m x 4.98m) Panoramic picture window with outstanding views to Hocombe Mead, open fireplace.

#### Kitchen:

17' x 11'6" (5.18m x 3.51m) Comprehensive range of fitted units, electric double oven, gas hob with extractor hood over, space and plumbing for appliances, space for table and chairs.

#### Utility Room:

10'8" x 5' (3.25m x 1.52m) Space and plumbing for appliances, door to outside.

#### Cloakroom:

Modern white suite comprising wash basin with cupboard under, wc.

#### Dining Room:

11'10" x 9'10" (3.61m x 3.00m)

#### Study/Bedroom 5:

11' x 8'9" (3.35m x 2.67m)

### Top Floor

#### Landing:

Linen cupboard, access to storage room.

#### Bedroom 2:

14'7" x 9'10" (4.45m x 3.00m) Built in wardrobes.

#### Bedroom 3:

12'1" x 12' (3.68m x 3.66m) Built in wardrobe.

#### Shower Room:

White suite with chrome fitments comprising shower cubicle, wash basin with cupboard under, wc.

#### Storage Room:

10'6" x 8'7" (3.20m x 2.62m) (Average measurement) Access to generous loft space.

### Lower Level

#### Bedroom 1:

14'6" x 12' (4.42m x 3.66m) Built in wardrobes.

#### Bedroom 4/Study:

12'2" x 12' (3.71m x 3.66m) Into recess, door to outside.

#### Shower Room:

Modern white suite with chrome fitments comprising double width shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled walls and floor, under floor heating.

### OUTSIDE

The total plot extends to approximately 0.32 of an acre and represents a particularly outstanding feature of the property.

#### Front:

A driveway from Hocombe Road affords off street parking leading to the garage and providing a turning area. The remainder of the front garden is open plan with lawned areas, retaining walls and planted borders.

#### Rear Garden:

Adjoining the rear is a good sized deck providing entertaining space leading onto a large lawned area with gravel pathway leading to a sitting area. The gardens afford an abundance of well stocked mature borders enclosed by hedging and

fencing. As mentioned the gardens provide a particularly wonderful outlook across Hocombe Mead.

**Garage:**

16'9" x 9'(5.11m x 2.74m) Electric door and additional workshop area. To the rear of the garage is a cupboard housing the boiler and pressurised hot water cylinder together with a separate garden storage cupboard.

**OTHER INFORMATION**

**Tenure:**

Freehold

**Approximate Age:**

1960's

**Approximate Area:**

218.5sqm/2354sqft (Including garage & outbuilding)

**Sellers Position:**

Looking for forward purchase

**Heating:**

Gas central heating

**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:**

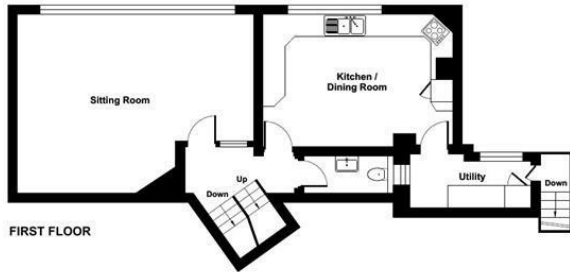
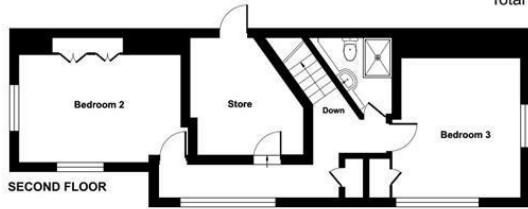
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Ground Floor = 794 sq ft / 73.7 sq m  
 First Floor = 695 sq ft / 64.5 sq m  
 First Floor = 604 sq ft / 56.1 sq m  
 Garage = 193 sq ft / 17.9 sq m  
 Store = 42 sq ft / 3.9 sq m  
 Outbuilding = 26 sq ft / 2.4 sq m  
 Total = 2354 sq ft / 218.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1089755



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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