



sparks ellison

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

£725,000

A magnificent detached family home offering flexible accommodation and situated in one of Chandler's Ford's most sought after locations. The property boasts generously proportioned rooms with a wonderful kitchen/dining/family room opening onto the beautiful rear garden whilst the ground floor also enjoys a large sitting room and a further reception room, that could be utilised as a bedroom, with a bathroom next door. On the first floor, four double bedroom share the family bathroom. Externally there is an attractive frontage with off road parking for approximately five cars whilst to the rear is a mature 60' garden. Additionally, there is a large garage measuring 39' in length with double doors into the rear garden. Hocombe Wood Road sits within catchment for Hiltingbury and Thornden Schools and is offered for sale with no forward chain.

ACCOMODATION

GROUND FLOOR

Entrance Porch:

Reception Hall:

Oak flooring, stairs to first floor, built in storage cupboard, under stairs storage cupboard.

Sitting Room:

17'9" x 12'11" (5.41m x 3.94m) Fireplace surround and hearth with inset electric fire.

Kitchen/Dining/Family Room:

25'3" x 16'11" (7.70m x 5.16m) Built in double oven, built in electric hob, integrated extractor hood, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, breakfast bar, space for table and chairs, space for sofa, boiler in cupboard, tiled floor.

Family Room/Bedroom 5:

14'10" x 12' (4.52m x 3.66m)

Bathroom:

7'7" x 6'10" (2.31m x 2.08m) Comprising bath with shower over, wash hand basin, wc, tiled walls, tiled floor.

FIRST FLOOR

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

12'7" x 11'8" (3.84m x 3.56m)

Bedroom 2:

16'11" x 10' (5.16m x 3.05m) Access to eaves.

Bedroom 3:

15'5" x 10'3" max (4.70m x 3.12m max) Built in double wardrobe, access to eaves.

Bedroom 4:

12'8" x 8'2" (3.66m/2.44m x 2.49m)

Bathroom:

10'3" x 5'6" (3.12m x 1.68m) Comprising bath with shower attachment, wash hand basin with cupboard under, wc, tiled walls, tiled floor.

OUTSIDE

Front:

Area laid to lawn, variety of mature plants and bushes, planted bed, side access to rear garden off road parking for several vehicles.

Rear Garden:

Measures approximately 60' x 46' and comprises paved patio area, area laid to lawn, planted beds, mature trees.

Garage:

39'4" max x 13'11" max (11.99m max x 4.24m max) With up and over door, power and light, double doors to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1967

Approximate Area:

1842sqft/171sqm (Including limited use areas)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Boarded with light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band F

Local Council:

Test Valley Borough Council - 01264 368000

Ground Floor = 1089 sq ft / 101.1 sq m
 First Floor = 672 sq ft / 62.4 sq m
 Limited Use Area(s) = 81 sq ft / 7.5 sq m
 Total = 1842 sq ft / 171 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1172922

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