



sparks ellison

# 25 Oakwood Road, Chandler's Ford, SO53 1LW

£775,000

A four bedroom detached family home affording enormous potential and subject to the normal consents could be extended to create a substantial home similar to others located in the road. The property occupies a wonderful plot of approximately 0.28 of an acre with a rear garden that measures approximately 174' in length. The current house would benefit from a little updating and comprises of spacious well proportioned rooms to include three main reception rooms, kitchen and cloakroom to the ground floor and to the first floor are four good sized bedrooms, spacious en-suite and family bathroom, with a garage to the side. Oakwood Road is a highly desirable location set within the heart of Hiltingbury and within walking distance to schools that include Hiltingbury and Thornden, shops on Hiltingbury Road, Hiltingbury Lakes, and the centre of Chandler's Ford. The property is also offered for sale with no forward chain.

## ACCOMMODATION

### Ground Floor

#### Enclosed Porch:

Tiled floor.

#### Reception Hall:

11'5" x 7'10" (3.48m x 2.39m) Stairs to first floor with cupboard under.

#### Cloakroom:

7'1" x 5'6" (2.16m x 1.68m) Wash basin, wc.

#### Sitting Room:

17'11" x 11'11" (5.46m x 3.63m) Stovax open fireplace, patio doors to rear garden.

#### Family Room/Study:

11'8" x 9'7" (3.56m x 2.92m) Dual aspect windows and patio door to rear garden.

#### Dining Room:

12' x 9'11" (3.66m x 3.02m)

#### Kitchen:

10'4" x 9'10" (3.15m x 3.00m) Range of units, space and plumbing for appliances, electric oven.

#### Side Lobby:

12'3" x 6'3" (3.73m x 1.91m) Doors to front and rear.

## First Floor

#### Landing:

Hatch to loft space.

#### Bedroom 1:

17'11" x 11'11" (5.46m x 3.63m) Range of fitted furniture to incorporate wardrobes, drawer units, airing cupboard.

#### E-Suite Shower Room:

11'7" x 9'6" (3.53m x 2.90m) Corner shower cubicle, sink unit with cupboard under, wc, storage cupboards.

#### Bedroom 2:

12' x 9'11" (3.66m x 3.02m)

#### Bedroom 3:

10'5" x 9'11" (3.18m x 3.02m)

#### Bedroom 4:

10'4" x 8'3" (3.15m x 2.51m)

#### Bathroom:

Suite comprising bath with mixer tap, wash basin, wc.

## OUTSIDE

The total plot extends to approximately 0.28 of an acre and represents a particularly attractive feature of the property.

#### Front:

To the front of the property is a good sized driveway affording parking for several vehicles leading to the garage with adjacent front garden providing well stocked and mature planting.

#### Rear Garden:

Approximately 174' in length, representing a gardeners paradise. The gardens are well stocked with mature planting throughout with various species of mature shrubs and trees together with fruit trees. A paved path meanders through the garden to the end where a fruit cage and greenhouse are located. Lawned areas, summer house.

#### Garage:

22'10" x 9'8" (6.96m x 2.95m) Light and power, door to rear garden.

## OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1957

#### Approximate Area:

1933sqft/179.5sqm (Including garage)

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space

A generous loft space measuring approximately 35' from front to back, boarded with ladder and light connected.

#### Infant/Junior School:

Hiltingbury Infant/Junior School

#### Secondary School:

Thornden Secondary School

#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band F

Ground Floor = 879 sq ft / 81.6 sq m  
 First Floor = 843 sq ft / 78.3 sq m  
 Garage = 211 sq ft / 19.6 sq m  
 Total = 1933 sq ft / 179.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		70	
(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). © richiecom 2024. Produced for Sparks Ellison. REF: 1176279

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