



sparks ellison

3 Hocombe Road, Chandler's Ford, SO53 5SL

£1,100,000

For sale for the first time since 1970, a much-loved detached family home located on one of Chandler’s Ford’s premier roads

Opportunities like this are seldom available, especially in this location. Whilst No.3 has been a cherished home for a large family, it offers glorious potential to extend and re-design to one's own preferences, subject to first obtaining the necessary consents. In recent years, many houses in the vicinity have undergone significant investment and improvement increasing demand for properties like this. The house is now being sold with no onward chain making a prompt move possible.

The property itself is set back nicely from the road whilst facing the woodlands of Cranbury Park and occupies an extremely attractive 0.65 acre plot which includes a substantial driveway. The garden to the rear faces south west therefore benefitting from fantastic light and offering excellent opportunity for outdoor entertaining.

There is substantial accommodation including five bedrooms, four reception rooms, kitchen, breakfast/utility room and two bathrooms along with a number of outdoor buildings and a garage. Whilst being a generous size it offers the opportunity for personalised adaptation or extension to create a wonderful family home.

Hocombe Road, facing the woodlands of Cranbury Park, is one of the premier roads in Chandler's Ford, a thriving community located midway between Winchester and Southampton. The M3 and M27, Southampton Airport and the south coast ports provide easy access to transport networks, and London Waterloo can be reached in 57 minutes from Winchester by rail. Outdoor leisure pursuits are provided for with The Solent, South Downs National Park and The New Forest nearby. Local catchment schools include Chandler's Ford Infant School, Merdon Junior School and Thornden School. Independent schools include Sherbourne House, The Pilgrims’ School, Princes Mead, Twyford School, St Swithun’s School and Winchester College.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Entrance Hall:
Stairs to first floor, under stairs storage cupboard.

Sitting Room:
13'1" x 11'2" (4.00m x 3.41m)

Kitchen/Breakfast Room:
15'1" x 7'5" (4.59m x 2.26m) Space for Range style cooker, space for fridge freezer, space and plumbing for dishwasher, breakfast bar.

Breakfast/Utility Room:
12'10" x 11'10" (3.91m x 3.61m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, space for table and chairs, space for fridge freezer.

Dining Room:
17'2" into bay x 13' (5.23m into bay x 3.96m)

Family Room:
17'8" x 14'2" (5.39m x 4.33m) With wonderful views over the rear garden.

Study:
16'3" x 11'11" (4.95m x 3.63m)

Shower Room:
Comprising shower, wash hand basin, WC.

FIRST FLOOR

Landing:
Built-in airing cupboard, access to loft space.

Bedroom 1:
13' into bay x 11'11" (3.95m into bay x 3.66m) Fitted wardrobes and cupboards.

Bedroom 2:
14'7" x 12' (4.44m x 3.65m) Fitted wardrobes and cupboards.

Bedroom 3:
11'11" x 11'11" (3.63m x 3.63) Fitted wardrobes and cupboards.

Bedroom 4:
18'3" x 12' (5.56m x 3.65m)

Bedroom 5:
10' into bay x 8'3" (3.95m into bay x 3.66m) Built-in wardrobe.

Bathroom:
Comprising bath, shower, wash hand basin, WC, bidet, built in cupboards.

Vanity Area:
Twin wash hand basins.

Cloakroom:
Comprising WC.

OUTSIDE

Front:
There is a large driveway providing off road parking for multiple vehicles along with a large area laid to lawn, mature bushes, shrubs and trees. Side access to rear garden. There is a

wooden carport to the side of the property along with a storage/garage measuring 24'1" x 11'8" with double doors power and light. There is also an office measuring 15' x 8'2" with power and light.

Rear Garden:

The rear garden provides ample space for outside entertaining and relaxing and provides an area laid to lawn, paved patio area, garden shed, outside power point, potting shed/greenhouse, variety of mature plants, bushes, shrubs and trees. There is a further outbuilding measuring 27'9" x 11'8" with power and light.

Garage:

21'7" x 13' with up and over door power and light and door to garden. There is a ladder to the first floor which provides a storage area.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1925

Approximate Area:

259sqm/2789sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

Aluminium

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Chandler's Ford Infant/Merdon Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band G

Local Council:

Eastleigh Borough Council - 02380 688000

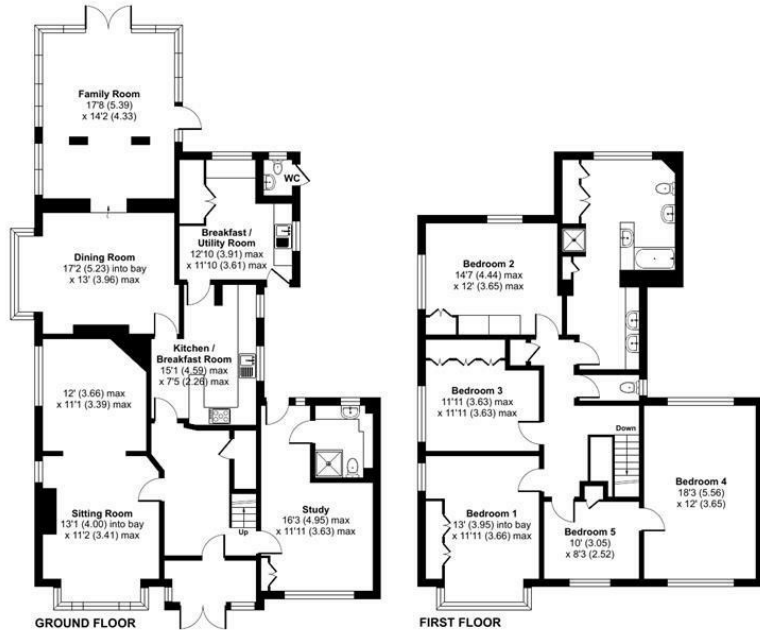
Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.





Ground Floor = 1554 sq ft / 144.3 sq m
First Floor = 1223 sq ft / 113.6 sq m
WC = 12 sq ft / 1.1 sq m
Total = 2789 sq ft / 259 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		77
(69-80) C		
(55-68) D	58	
(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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