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47 Hocombe Road, Chandler's Ford, SO53 5SP

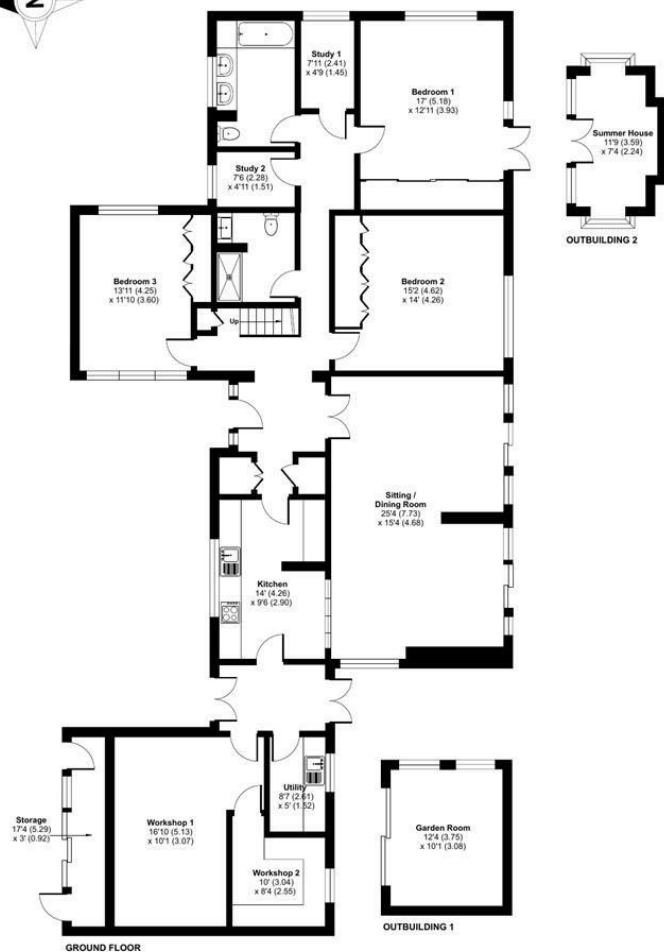
£975,000

Located on the esteemed Hocombe Road in the charming area of Hiltingbury, this delightful detached bungalow offers a unique opportunity for both families and individuals seeking a wonderful home. Built in 1950, the property is set within an impressive plot of approximately 0.53 acres, boasting a southerly aspect to the rear that invites an abundance of natural light into the home. Upon entering, you are greeted by spacious, well-proportioned rooms that provide a warm and inviting atmosphere. The bungalow features three comfortable double bedrooms, alongside two bathrooms that cater to the needs of modern living. The generous reception room serves as an ideal space for entertaining guests or enjoying quiet evenings with family overlooking the rear garden and has two studios perfect for work from home spaces. The location is particularly advantageous, being just a short drive from junction 12 of the M3, making commuting a breeze. Additionally, the vibrant centre of Chandler's Ford, with its array of shops, cafes, and amenities, is conveniently close by, as are reputable schools, making this property an excellent choice for families. For those with a vision, the bungalow comprises over 2000 sqft footprint and presents the potential for extension, subject to the usual consents, allowing you to create a substantial home tailored to your needs.

ACCOMMODATION	Summer House: Light and power.
Ground Floor	Garden Room: Patio doors to the front, light and power.
Reception Hall: Airing cupboard housing water softener, coats cupboard, linen cupboard.	Storage Area: This is the front section of the former double garage.
Sitting/Dining Room: 25'4" x 15'4" (7.73m x 4.68m) Two sets of doors overlooking the rear garden.	Workshop 1: This is the rear section of the former double garage with large workbench, light and power.
Kitchen/Breakfast Room: 14' x 9'6" (4.26m x 2.90m) Range of units, space and plumbing for appliances, tiled floor.	Workshop 2: Light and power.
Lobby: Tiled floor, doors to front and rear.	OTHER INFORMATION
Utility Room: Cupboard housing boiler, space and plumbing for appliances, tiled floor.	Tenure: Freehold
Inner Hallway: Access to bedrooms and bathrooms.	Approximate Age: 1960's
Bedroom 1: 17' x 12'11" (5.18m x 3.93m) Wall to wall fitted wardrobes, doors to rear garden.	Approximate Area: 2282sqft/211.9sqm (Including outbuildings)
Bedroom 2: 15'2" x 14' (4.62m x 4.26m) Fitted wardrobes.	Sellers Position: Looking for property purchase
Bedroom 3: 13'11" x 11'10" (4.25m x 3.60m) Fitted wardrobes.	Heating: Gas central heating
Study 1: 7'11" x 4'9" (2.41m x 1.45m)	Windows: UPVC double glazing
Study 2: 7'6" x 4'11" (2.28m x 1.51m)	Loft Space: Partially boarded with stairs and light
Bathroom: Suite comprising bath with mixer tap and shower attachment, two wash basins with cupboards under, WC, tiled floor.	Infant/Junior School: Chandlers Ford Infant School / Merdon Junior School
Shower Room: Suite comprising double width shower cubicle with glazed screen, wash basin with cupboard under, WC, tiled floor.	Secondary School: Thornden Secondary School
OUTSIDE	Local Council: Eastleigh Borough Council - 02380 688000
The total plot extends to 0.53 of an acre and represents a particularly outstanding feature of the property.	Council Tax: Band G
Front: To the front of the property is a sweeping driveway and circular turning area that provides parking for several vehicles. The gardens are interspersed with mature areas of planting creating a good degree of privacy with side access to rear garden.	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 £60 including vat for these checks regardless of the number of buyers involved.
Rear Garden: The rear garden is simply delightful. Adjoining the property is a full width paved terrace leading onto a large level lawn surrounded and enclosed by well stocked borders with hedging and fencing on all sides creating a high degree of privacy.	



Ground Floor = 2019 sq ft / 187.5 sq m
Outbuildings = 263 sq ft / 24.4 sq m
Total = 2282 sq ft / 211.9 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
EU Directive 2002/91/EC		

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