



# 37 Wychwood Grove, Chandler's Ford, SO53 1FQ

£725,000

Located in the highly sought-after area of Hiltingbury, Chandler's Ford, this well presented, spacious family home on Wychwood Grove offers an ideal blend of comfort and convenience. With generous rooms throughout, the property provides ample space for family living and entertaining. The flexible layout is perfect for those who may wish to incorporate a home office, catering to the modern lifestyle with a generous sitting room, snug/study, kitchen/dining room, conservatory, utility room and modern cloakroom on the ground floor. On the first floor are four spacious bedrooms, shower room and bathroom. The double garage adds to the practicality of the home, providing secure parking and additional storage options. Families will appreciate the convenience of being within short walking distance to local schools, including the well-regarded Thornden School, as well as nearby shops and bus services to Winchester, Southampton and colleges. For those who commute, the M3 is just a short drive away, making this location particularly appealing for professionals. The property boasts an impressive rear garden, measuring approximately 61' x 59', offering a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or entertaining with a covered dining area. This home is not just a place to live; it is a lifestyle choice in a community that values education, convenience, and family-friendly amenities. Do not miss the opportunity to make this delightful property your own.

## ACCOMMODATION

### Ground Floor

**Open Porch:**  
Front door to

**Reception Hall:**  
Wooden floor, stairs to the first floor.

**Cloakroom:**  
Refitted suite comprising, wash basin with cupboard under, WC, under stairs storage cupboard.

**Sitting room:**  
26'3" x 15'0" (8.00m x 4.56m) Feature log burner, triple aspect windows.

**Conservatory:**  
11'6" x 7'7" (3.50m x 2.30m) Double doors to outside, electric heater.

**Snug:**  
12'2" x 10'6" (3.72m x 3.20m) Dual aspect windows.

**Kitchen/Dining room:**  
Kitchen: 13'6" x 10'6" (4.11m x 3.20m) Dining area: (13'4" x 8'8" (4.06m x 2.44m) The kitchen area is fitted in a range of modern cream gloss units with granite worktops, Range style oven and hob, space for American style fridge freezer, integrated dishwasher, island unit incorporating breakfast bar. The dining area affords space for table and chairs, with doors to front and rear.

**Utility room:**  
Space and plumbing for washing machine, sink unit.

### First Floor

**Landing:**  
Hatch to loft space, cupboard housing the boiler.

**Bedroom 1:**  
15'0" x 14'0" (4.57m x 4.27m) Fitted wardrobes.

**Bedroom 2:**  
11'9" x 11'1" (3.58m x 3.38m) Built in wardrobe.

**Bedroom 3:**  
12'2" x 10'6" (3.71m x 3.21m) Built in wardrobe.

**Bedroom 4:**  
14'11" x 11'9" (4.54m x 3.57m)

**En-suite shower room:**  
Comprising double width shower cubicle, wash hand basin with cupboard under, WC.

**Bathroom:**  
Modern suite comprising bath with central mixer tap and shower attachment, separate corner shower cubicle, wash basin with cupboard under, WC.

## OUTSIDE

### Front:

To the front of the property is a good sized driveway and generous lawn area with side access to rear garden. From the kitchen/dining room door is an area to the front providing a sun deck for the evening sun.

### Rear Garden:

The rear garden is a particularly attractive feature of the property measuring approximately 61" x 59" . Adjoining the house is a paved area with covered seating area leading onto a lawned area enclosed by flower and shrub borders and further patio, rear pedestrian gate. The gardens are enclosed by hedging and fencing.

**Double garage:**  
17'6" x 16'3" (5.34m x 4.95m) Light and power, up and over door and door to the side.

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1974

**Approximate Area:**  
2235 sq ft / 207.5 sq m

**Sellers Position:**  
Looking for a forward purchase

**Heating:**  
Gas Central Heating

**Windows:**  
UPVC Double glazing

**Loft Space:**  
Partially boarded

**Infant/Junior School:**  
Chandler's Ford Infant School / Merdon Junior School

**Secondary School:**  
Thornden School

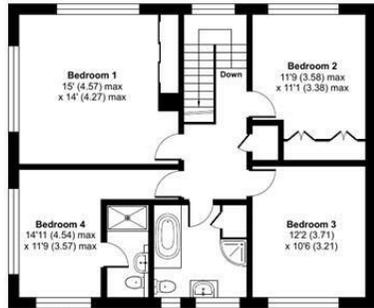
**Local Council:**  
Eastleigh Borough Council - 02380 688000

**Council Tax:**  
Band F

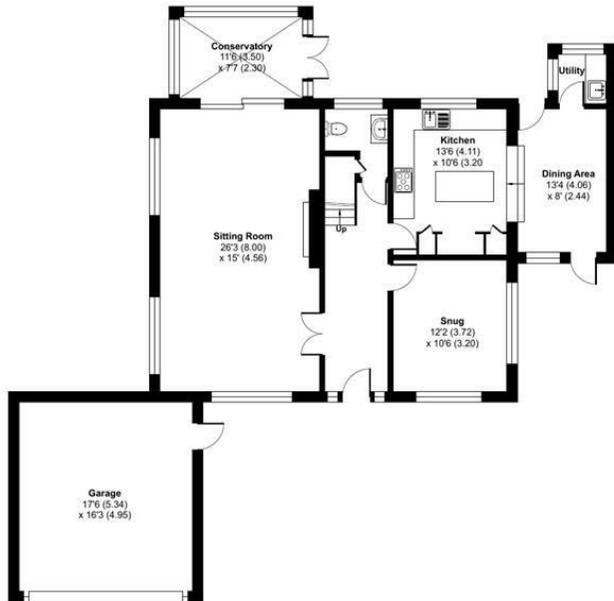
**Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 1097 sq ft / 101.9 sq m  
 First Floor = 853 sq ft / 79.2 sq m  
 Garage = 285 sq ft / 26.4 sq m  
 Total = 2235 sq ft / 207.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	75
	EU Directive 2002/91/EC	

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