



26 Oakwood Road, Chandler's Ford, SO53 1LX

£750,000

Located in the heart of Hiltingbury, this charming detached chalet on the highly sought after Oakwood Road offers a delightful blend of flexible, spacious living and potential. Built in 1956, the property sits on an impressive plot of approximately 0.18 acres, featuring a generous rear garden that measures around 70ft by 48ft, complete with a swimming pool and a lovely westerly aspect, perfect for enjoying the afternoon and evening sun. Inside, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertainment. With four bedrooms and three bathrooms, the accommodation is highly flexible, allowing for various configurations to suit your family's needs. There is even the potential to create a self-contained annexe, ideal for guests or extended family. The location is particularly appealing, as it is within walking distance to the highly regarded Hiltingbury and Thornden schools, as well as local shops and picturesque lakes. This makes it an excellent choice for families seeking a vibrant community atmosphere. With substantial accommodation and a prime location, this property presents a wonderful opportunity for those looking to settle in a desirable area of Chandler's Ford. Whether you are seeking a family home or a property with potential for further development, this home is sure to impress.

ACCOMMODATION

Ground Floor

Reception hall:

An L-shaped space providing two storage cupboards.

Sitting room:

22'0" x 13'5" (6.70m x 4.08m) Remote control gas fire.

Dining room:

11'7" x 11'0" (3.54m x 2.72m) Bifold doors to rear garden and picture window overlooking the rear garden.

Kitchen/breakfast room:

20'1" x 8'11" (6.11m x 2.71m) A refitted and comprehensive range of modern contrasting grey units with quartz worktops over, Neff electric double oven and Neff induction hob with extractor hood over, space for American style fridge freezer, integrated dishwasher, bin storage, Space for table and chairs, boiler.

Utility:

18'4" x 6'9" (5.60m x 2.06m) Doors to front and rear, tiled floor, space and plumbing for washing machine.

Bedroom 1:

13'5" x 11'3" (4.10m x 3.42m) Built in wardrobe.

En-suite:

Modern suite comprising double width corner shower cubicle, wash basin with cupboards under, WC, tile walls and floor.

Snug:

12'0" x 9'2" (3.67m x 2.80m)

Study:

12'7" x 10'2" (3.83m x 3.10m)

Bedroom 4:

9'2" x 7'10" (2.80m x 2.40m)

First floor

Landing:

Bedroom 2:

18'4" x 15'0" (5.59m x 4.57m) Shower cubicle, access to eaves storage, hatch to loft space, airing cupboard.

Bedroom 3:

10'8" x 9'1" (3.24m x 2.77m) Fitted wardrobe, access to eaves storage.

Cloakroom:

Suite comprising: Wash basin with cupboard under, WC, access to eaves storage.

OUTSIDE

The total plot extends to approximately 0.18 of an acre and represents an attractive feature of the property.

Front:

To the front of the property is a generous sized resin bonded driveway affording parking for several vehicles with an adjacent lawned area, enclosed by hedging and side access to the rear garden.

Rear:

The rear garden measures approximately 70 ft x 48 ft and enjoys a pleasant westerly aspect. Swimming pool with paved surrounding, adjacent lawned area and planted borders, enclosed by fencing. Garden shed with power connected. Pump house with filter for swimming pool.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1956

Approximate Area:

2018 sq ft / 187.4 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC Double glazing

Loft Space:

Light connected and ladder connected

Infant/Junior School:

Chandler's Ford Infant School / Merton Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

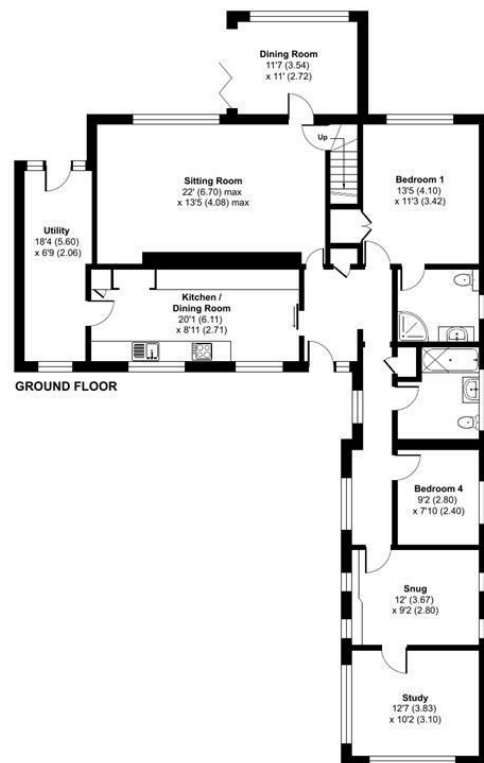
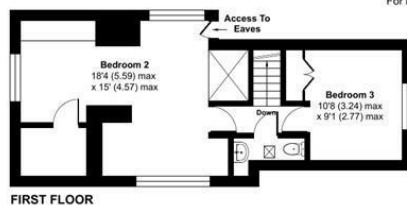
Council Tax:

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 = 1542 sq ft / 143.2 sq m  
 First Floor = 476 sq ft / 44.2 sq m  
 Total = 2018 sq ft / 187.4 sq m  
 For identification only - Not to scale



| 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>                  | EU Directive 2002/91/EC |           |

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