
91
se
est.2003
sparks ellison

91 Hocombe Road, Chandler's Ford, SO53 5QB £1,095,000

Located on the prestigious Hocombe Road in the heart of Hiltingbury, Chandler's Ford, this magnificent detached family home offers an exceptional living experience. Set within a stunning plot of just under half an acre, the property boasts an impressive frontage of approximately 100', complemented by a beautifully landscaped rear garden that enjoys a delightful southerly aspect, measuring around 103' x 80'. The current owners have meticulously maintained and improved the house since 2004, ensuring it meets the highest standards of comfort and style. The unique split-level design provides a sense of space and sophistication with a contemporary feel, making it a perfect haven for family living. Inside, the property features four well-proportioned bedrooms, providing ample accommodation for family and guests alike. The three reception rooms offer versatile spaces for relaxation and entertainment, while the three bathrooms ensure convenience for busy households. Additionally, the double garage and extensive under-house storage space add to the practicality of this remarkable home. The property falls within the catchments for the highly regarded Hiltingbury and Thornden schools, with the centre of Chandler's Ford a short distance away. Junction 12 of the M3 is also a short drive away. Hiltingbury provides local shops on Ashdown Road and Hiltingbury Road as well as woodland walks through Hocombe Mead and Hiltingbury lakes. This property is not just a house; it is a sanctuary that combines modern living with the charm of a well-established neighbourhood. With its prime location and impressive features, this captivating home is a rare find in Chandler's Ford, making it an ideal choice for families seeking space, flexibility, comfort and elegance.

ACCOMMODATION

Open porch:
Front door to:

Reception hall:
Stairs to lower and upper levels.

Upper level:
Glass atrium allowing for plenty of natural light, airing cupboard.

Sitting room:
21'3" x 12'9" (6.47m x 3.89m) Dual aspect windows with a raised view overlooking the treetops, contemporary style gas fire.

Dining room:
15'3" x 11'2" (4.65m x 3.41m) Patio doors to conservatory.

Conservatory:
13'7" x 9'8" (4.13m x 2.95m) Tiled floor, patio doors to rear garden.

Kitchen/breakfast room:
19'6" x 13'3" (5.94m x 4.03m) The kitchen area has been refitted with a modern range of taupe coloured gloss units, Neff electric double oven, Neff microwave, Neff dishwasher, space for upright fridge freezer, space for table and chairs, door to outside.

Inner hallway:
Access to three bedrooms and bathroom.

Bedroom 1:
16'1" x 15'9" (5.15m x 4.80m) Comprehensive range of fitted wardrobes.

En-suite shower room:
Refitted modern suite comprising shower cubicle, wash basin with cupboards under, WC, tiled walls.

Bedroom 3:
11'5" x 9'11" (3.47m x 3.03m) Fitted wardrobes.

Bedroom 4:
11'5" x 9'2" (3.48m x 2.80m) Built in wardrobe and cupboard.

Bathroom:
Refitted modern suite comprising bath with central tap, separate shower cubicle, wash basin, WC, tiled floor.

Lower level:
Storage cupboard and access to under house storage.

Bedroom 2:
14'4" x 12'9" (4.38m x 3.88m) Built in wardrobe, double doors to outside.

Bathroom:
Suite comprising bath, separate shower cubicle, wash basin, WC, tiled walls, storage cupboards. A Jack and Jill arrangement with the reception hall and bedroom 2.

Utility room:
12'0" x 7'1" (3.67m x 2.16m) Cupboards and drawer unit, space and plumbing for appliances, tiled floor.

Study:
11'8" x 7'1" (3.55m x 2.16m)

Boot room:
7'1" x 6'0" (2.16m x 1.82m) Double sink unit, cupboards, tiled floor, door to garage.

OUTSIDE
The total plot extends to approximately just under half an acre and represents a particularly outstanding feature of the property.

Front:
To the front of the property is a generous frontage of approximately 100ft comprising of gravel driveway with turning area providing parking for several vehicles and leading to the double garage. Adjacent to the driveway is a large expanse of lawn, surrounded and interspersed with well stocked borders and enclosed by hedging, side gate to rear garden.

Rear garden:
The rear garden enjoys a pleasant southerly aspect and measures approximately 103ft by 80ft. Adjoining the rear of the property is a large expanse of timber deck ideal for outside entertaining, surrounded with a variety of planting adding to a contemporary feel, covered sitting area and storage. Pathways meander through the garden where an abundance of well stocked borders and planting is spread throughout. Lawned area, covered storage area and two patios.

Double garage:
Electric door, lighting, power, boiler, door to outside, door to extensive underhouse storage space.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1969

Approximate Area:
3039 sq ft / 282.2 sq m

Sellers Position:
Looking for a forward purchase

Heating:
Gas central heating

Windows:
Double glazed, high-performance engineered wood frames with powder-coated external aluminium cladding made by Rationel, Denmark.

Infant/Junior School:
Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:
Thornden School

Local Council:
Eastleigh Borough Council - 02380 688000

Council Tax:
Band G

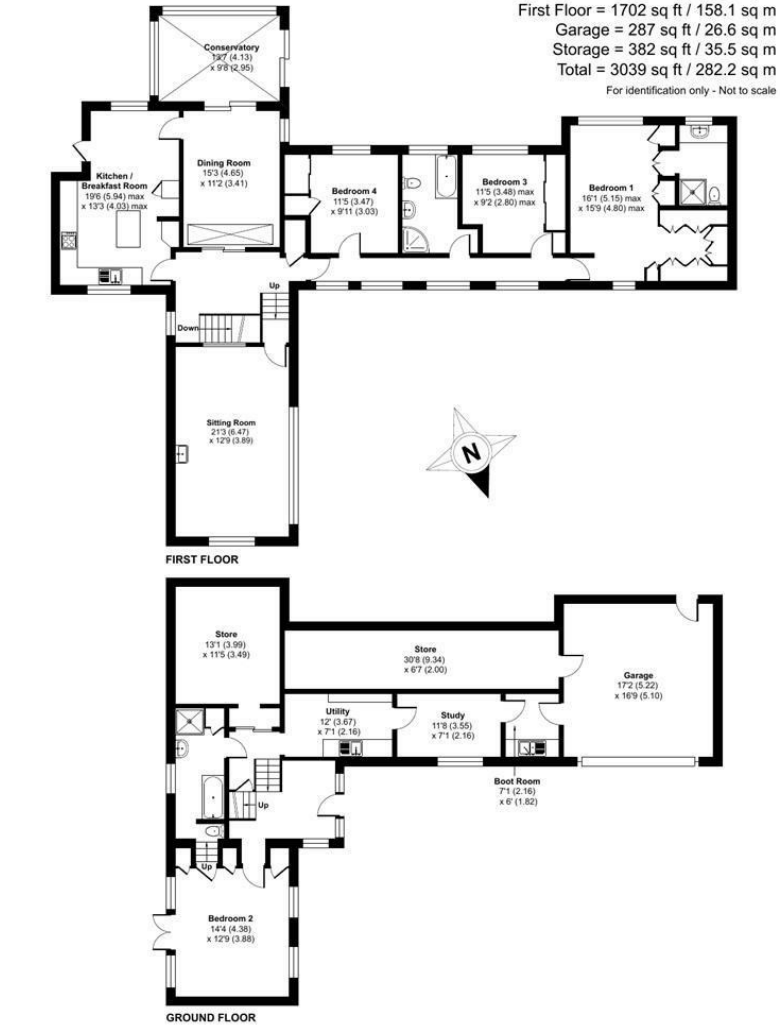
Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.







Ground Floor = 668 sq ft / 62 sq m
First Floor = 1702 sq ft / 158.1 sq m
Garage = 287 sq ft / 26.6 sq m
Storage = 382 sq ft / 35.5 sq m
Total = 3039 sq ft / 282.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1429998

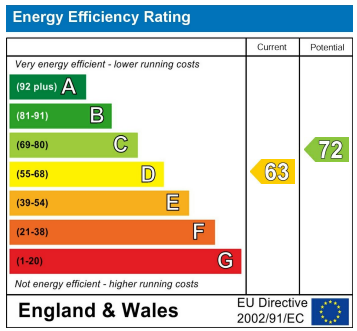












94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

The Property Ombudsman
NAEA National Association of Estate Agents

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.







