



sparks ellison

32 Wychwood Grove, Chandler's Ford, SO53 1FQ

£600,000

Located in the desirable area of Wychwood Grove, Hiltingbury, this charming detached house offers a perfect blend of space, comfort and convenience. With its prime location, residents will find themselves within walking distance of the highly regarded Thornden School, as well as easy access to bus routes leading to Winchester and Southampton, and the bustling centre of Chandler's Ford. Upon entering the property, you are greeted by a spacious reception hall that sets the tone for the rest of the home. The generous sitting room provides an inviting space for relaxation, while the dining room is conveniently located next to the kitchen, ideal for entertaining family and friends. A cloakroom adds to the practicality of the ground floor. The first floor boasts four well-proportioned bedrooms, ensuring ample space for family living or guests. The bathroom is thoughtfully designed to cater to the needs of the household. Outside, the rear garden enjoys a delightful westerly aspect, perfect for soaking up the afternoon sun and creating a tranquil outdoor retreat. Set on a corner plot, this property benefits from a double width drive and a double garage, providing plenty of parking and storage options. Additionally, the short drive to junction 12 of the M3 makes commuting a breeze. This delightful home in Hiltingbury is an excellent opportunity for those seeking a spacious family residence in a convenient location. Don't miss the chance to make it your own.

ACCOMMODATION

Ground Floor

Entrance porch:

A spacious area with built in coats cupboard/storage cupboard and front door to

Reception hall:

Stairs to first floor.

Cloakroom:

Suite comprising wash basin, WC.

Sitting room:

Fireplace with gas coal effect fire.

Dining room:

Double doors to rear garden.

Kitchen/breakfast room:

Range of units, breakfast bar, space and plumbing for appliances, boiler, larder cupboard.

Utility room:

Range of units, space and plumbing for appliances, sink unit, door to rear garden.

First Floor

Landing:

Hatch to loft space.

Bedroom 1:

Dual aspect windows.

Bedroom 2:

Bedroom 3:

Airing cupboard.

Bedroom 4:

Bathroom:

Suite comprising bath with mixer tap, separate corner shower cubicle, wash basin, WC, tiled walls.

OUTSIDE

Front:

The property enjoys a corner plot position and to the front provides areas of lawn interspersed with well stocked borders and pathway to front door.

Rear garden:

Approximately 40 ft x 27 ft enjoying a pleasant westerly aspect, the rear garden benefits from a patio, lawned area with brick edging and well stocked flower and shrub borders, enclosed by hedging and fencing.

Driveway:

A double width driveway is located to the rear of the property leading to the double garage.

Double garage:

Electric door, light and power.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1969

Approximate Area:

1833sqft/170.1sqm

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

Aluminium double glazing

Loft Space:

Partially boarded with connected light and connected ladder

Infant/Junior School:

Chadlers Ford Infant School/Merdon Junior School

Secondary School:

Secondary School

Local Council:

Eastleigh Borough Council

Council Tax:

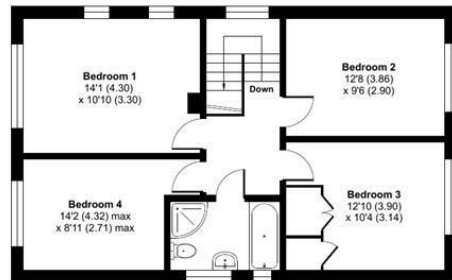
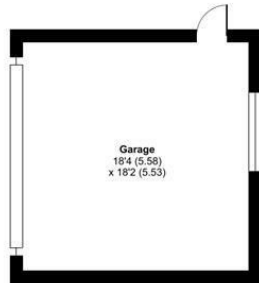
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Agents Note:

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 = 820 sq ft / 76.1 sq m
First Floor = 681 sq ft / 63.2 sq m
Garage = 332 sq ft / 30.8 sq m
Total = 1833 sq ft / 170.1 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) 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		
EU Directive 2002/91/EC		

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