



# 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:

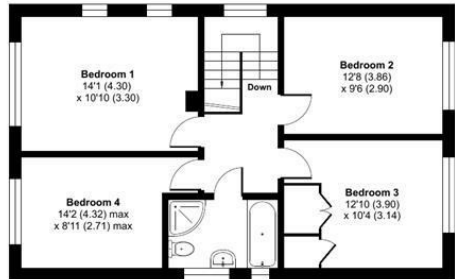
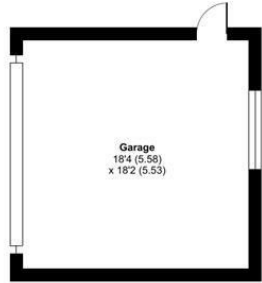
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### Agents Note:

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	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2026. Produced for Sparks Ellison. REF: 1451083

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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.



