



sparks ellison

87 Hocombe Road, Chandler's Ford, SO53 5QB

£1,050,000

Located on the highly sought-after Hocombe Road in Hiltingbury, Chandler's Ford, this magnificent detached family home offers a contemporary feel and generous accommodation that flows beautifully across a split-level design. With four spacious bedrooms and an option for a fifth and two well-appointed bathrooms, this property is perfect for families seeking both comfort and style. The flexible layout of the home presents the exciting potential for a self-contained annexe, making it an ideal choice for multi-generational living or as a private guest suite. The three reception rooms provide ample space for relaxation and entertaining, ensuring that every family member can find their own nook to unwind. Set on a stunning plot of approximately 0.485 acres, the property boasts a beautiful rear garden measuring around 125' x 103', which enjoys a delightful southerly aspect and an abundance of Rhododendrons. This expansive outdoor space is perfect for children to play, for hosting summer barbecues, or simply for enjoying the tranquillity of nature. The double garage and generous driveway offer plenty of parking, while the private feel of the property enhances its appeal. Additionally, the home is located within the catchment area for the popular Hiltingbury & Thornden schools, making it an excellent choice for families with children. This exceptional property combines modern living with a serene setting, making it a rare find in the market. Do not miss the opportunity to make this splendid family home your own.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Stairs to upper landing, storage cupboards, full height feature glass frontage.

Cloakroom:

Wash basin, W.C.

Dining Room:

15'9" x 10'2" (4.79m x 3.10m) Patio doors to conservatory.

Conservatory:

23'6" x 8'11" (7.16m x 2.71m) Double doors to rear garden.

Kitchen:

10'1" x 9'8" (3.07m x 2.95m) Range of units, electric oven, electric hob with extractor hood over, integrated fridge.

Inner Hallway:

Door to outside.

Family Room/Bedroom 5:

13'1" x 11'11" (3.98m x 3.63m) Patio doors to rear garden.

Bedroom 4:

12'0" x 10'10" (3.65m x 3.29m) Built in wardrobes.

Bathroom:

Suite comprising bath, wash basin, WC.

Utility Room:

7'7" x 6'10" (2.30m x 2.09m) Range of units, space and plumbing for appliances, sink unit.

LOWER LEVEL

Sitting Room:

20'10" x 15'0" (6.36m x 4.57m) Patio doors to rear garden.

UPPER LEVEL

Bedroom 1:

16'1" x 11'1" (4.89m x 3.38m) Built in wardrobes.

Bedroom 2:

10'8" x 10'0" (3.26m x 3.04m) Built in wardrobes.

Bedroom 3:

9'11" x 8'10" (3.03m x 2.69m) Built in wardrobes.

Bathroom:

Suite comprising P shaped bath with shower unit over and glazed screen, wash basin, WC.

OUTSIDE

The total plot extends to approximately 0.485 of an acre and represents a truly outstanding feature of the property.

Front:

To the front of the property is a driveway and turning area that provides parking for several cars flanked by mature and well stocked borders. Steps and pathway lead to the front door with adjacent lawned area well screened and enclosed by hedging. Side access to rear garden.

Rear Garden:

A delightful feature of the home measuring approximately 125' x 103' affording a pleasant south westerly aspect. The gardens comprise mainly of a lawned area and mature rhododendrons and hedging providing privacy, patio areas. A natural pathway leads to the rear section of the garden with further mature shrubs enclosed by fencing.

Double Garage:

21'11" x 16'9" (6.68m x 5.11m) With light and power, boiler.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

1960's

Approximate Area:

2532sqft/235sqm (Includes garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band G

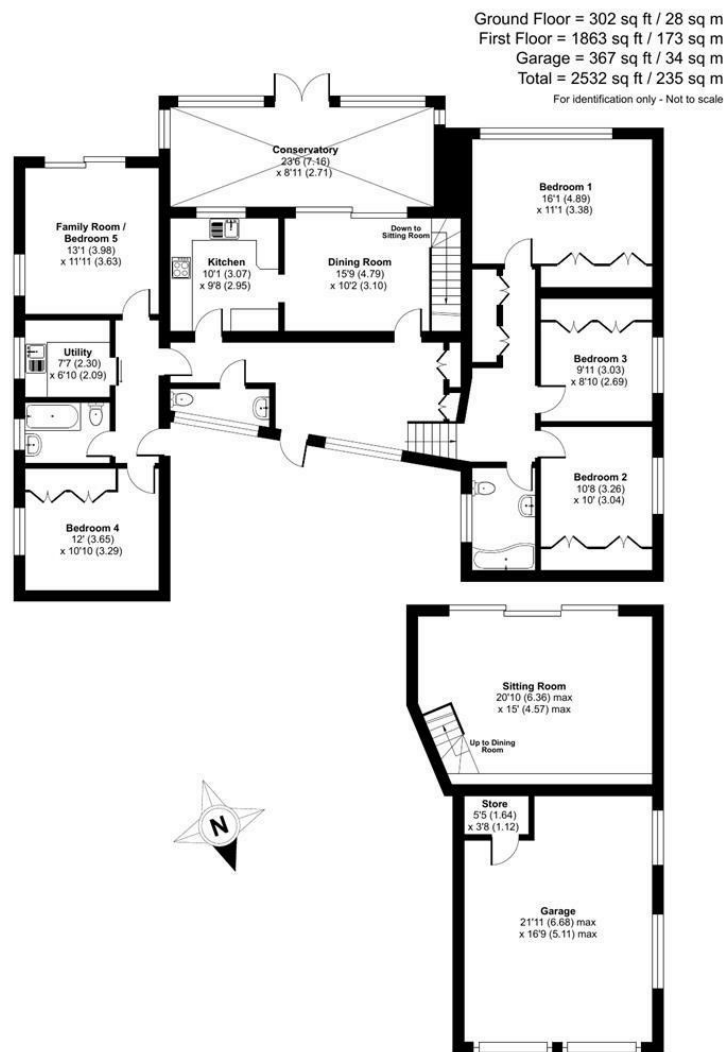
Local Council:

Eastleigh Borough Council - 02380 688000

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.





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	65	76
	EU Directive 2002/91/EC	

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