



sparks ellison

25 Hocombe Drive, Chandler's Ford, SO53 5QE

£600,000

Situated in the popular area of Hiltingbury, this three bedroom detached chalet on Hocombe Drive offers versatile accommodation, driveway parking and a private rear garden overlooking Hocombe Mead. The ground floor comprises a spacious kitchen/dining room, a sitting room with views over the rear garden, a bedroom, study and separate WC. Upstairs, there are two further well proportioned bedrooms and a modern shower room. Outside, the property benefits from driveway parking for at least two vehicles and a private rear garden, with Hocombe Mead providing a pleasant backdrop. The location is ideal for enjoying nearby woodland walks, with local amenities along Hiltingbury Road and Ashdown Road, including Tesco and Bay Leaves Larder, within walking distance. The property also falls within the catchment areas for Hiltingbury and Thornden Schools, with convenient access to the M3 for commuters.

ACCOMMODATION

Ground Floor

Entrance Hallway:

Stairs to first floor and under stair storage cupboard.

Sitting Room:

21'10" (6.66m) x 13'0" (3.97m) Door onto rear garden and gas fire place.

Kitchen / Dining Room:

28'2" (8.59m) x 11'3" (3.44m) Range of units comprising breakfast bar with space for stools, space for a fridge/freezer, space for a washing machine, space for a tumble dryer. Door onto rear garden.

Study:

11'5" (3.48m) x 6'10" (2.08m)

Bedroom 3:

11'5" (3.48m) x 8'11" (2.73m)

Cloakroom:

WC and wash hand basin.

First Floor

Landing:

Access to eaves storage.

Bedroom 1:

16'1" (4.91m) x 12'0" (3.67m) Built in wardrobes and air conditioning unit.

Bedroom 2:

10'2" (3.09m) x 10'1" (3.07m) Air conditioning unit.

Bathroom:

Suite comprising shower with glass screen, wash hand basin with cupboard under, WC and bath.

OUTSIDE

Front:

Brick paved driveway parking, area laid to lawn bordered by shrubs and dwarf brick wall.

Rear Garden:

Measuring approximately 30ft x 38ft. Lawn area, patio area and featuring planting and shrubs. Looking onto Hocombe Mead.

Garage:

9'11" (3.02m) x 8'11" (2.71m) Access is available via a side door, with an up and over door to the front.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1965

Approximate Area:

1474 sq ft / 136.8 sq m (including garage)

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

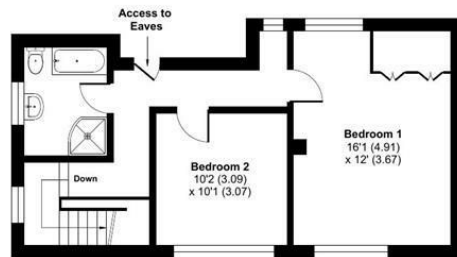
Band E

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 = 899 sq ft / 83.5 sq m
First Floor = 487 sq ft / 45.2 sq m
Garage = 88 sq ft / 8.1 sq m
Total = 1474 sq ft / 136.8 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1534535.



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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