



**Rowe
& Co.**

32 Hocombe Wood Road, Chandler's Ford

Eastleigh

In Excess of **£675,000**

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& Co.**



32 Hocombe Wood Road

Chandler's Ford, Eastleigh

This wonderful, detached home is situated on this ever-popular road and offers an abundance of character and period charm. The property benefits from being in both the Thornden and Hilingbury school catchments. Accommodation to the ground floor comprises an entrance hall, lounge, dining room, kitchen and cloakroom. On the first floor are four well-proportioned bedrooms and a family bathroom. Set on a generous-sized plot in this detached house offers off street parking for multiple cars and a single garage.

LOCATION

The village of Ampfield, situated between Romsey and Winchester has a range of amenities including Ampfield Golf and Country Club, traditional inns and a network of footpaths and bridle ways. The city of Winchester, only a short drive away and is home to an array of independent boutique shops and eateries. Chandlers' Ford high street is equally nearby and offers a range of shops, cafes and public houses. London is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Thornden & Hilingbury School Catchment
- Four Double Bedrooms
- Garage & Driveway
- Secluded Two Sectioned Rear Garden
- Summer House
- Bespoke Kitchen With Granite Worktops
- Parish Of Ampfield



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INSIDE

You enter the property into a welcoming front porch, the perfect place for coats and shoes that leads to an impressive open hallway with doors leading to all rooms and stairs to the first floor.

The spacious dual aspect lounge has been laid to wooden flooring with plenty of space for free standing furniture and a lovely gas fireplace. The bespoke shaker style kitchen has granite worktops and a window overlooking the rear garden. There is also the added benefit of a separate dining room which has a window to the front aspect and a downstairs cloakroom completing the ground floor accommodation.

The first-floor landing has been laid to carpet with loft access and doors leading to four double bedrooms and a family bathroom. The principal bedroom benefitting from built in wardrobes as well as a guest bedroom having built in storage.

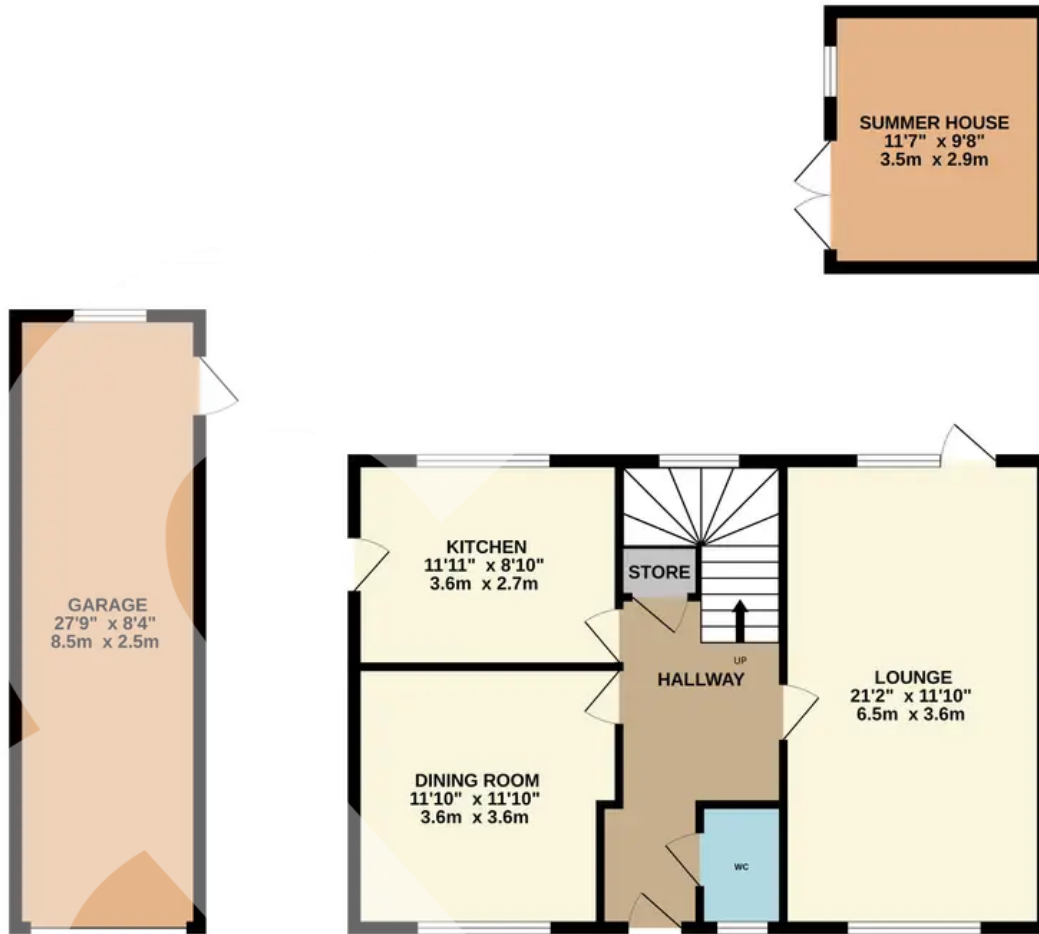
OUTSIDE

To the front of the property is a large driveway laid to tarmac that can accommodate parking for multiple vehicles, an area laid to lawn with a selection of shrubbery, access to the garage via up and over door and gated pedestrian access to the rear.

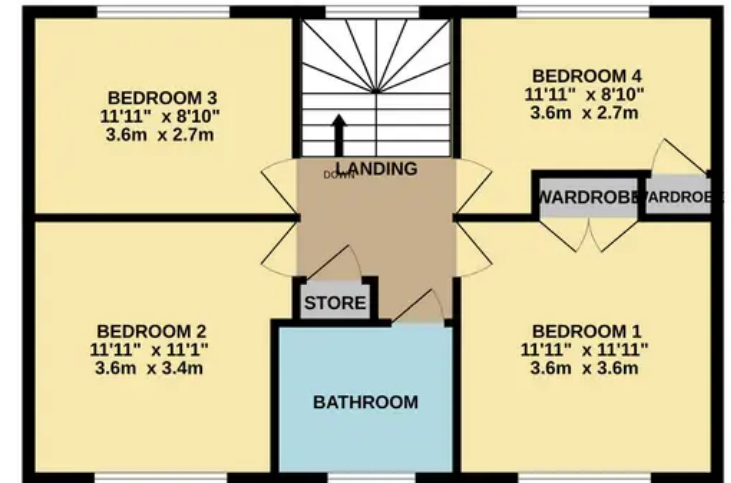
The secluded rear garden has a decked seating area ideal for entertaining, an area laid to lawn with mature shrub borders and trees. A further section of garden homes a summer house and woodland area.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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(GOTTA BE QUICK!)

