



**Rowe  
& Co.**

**35 Hocombe Wood Road, Chandler's Ford**

Eastleigh

In Excess of **£700,000**

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& Co.**



## 35 Hocombe Wood Road

Chandler's Ford, Eastleigh

Offered as part of a complete chain is this executive detached family home located on this sought-after road. Set on a large plot and within catchment to Hiltingbury & Thornden schools this makes the ideal family home. Accommodation on the ground floor comprises a porch, entrance hall, lounge, kitchen, dining room and cloakroom. On the first floor are four well-proportioned bedrooms a bathroom and shower room. Outside benefits a large driveway, owned solar panels, garage and south facing secluded rear garden.

### 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 - Ordered

- Thornden & Hiltingbury School Catchment
- Scope To Further Extend & Improve
- Two Bathrooms
- South Facing Rear Garden
- Garage & Driveway



# 35 Hocombe Wood Road

Chandler's Ford, Eastleigh

## INSIDE

You enter the property into an entrance porch with a large cupboard ideal for coats and shoes and a door way leading to the cloakroom, a further door opens into the main entrance hall which has been laid to carpet with under stair storage, stairs leading to the first floor and doors leading to all rooms.

A door to one side opens into the spacious 21ft Lounge which has a window to the front aspect and sliding cunningham doors to the rear. The dining room has sliding French doors to the rear and has been laid to oak effect flooring with plenty of space for free standing furniture.

The kitchen has a window to the front and door to the side, the room has been fitted with a matching range of wall and base level units with cupboards and drawers under. On the first floor are four well proportioned bedrooms, the master and bedroom two both have fitted wardrobes. Ideal for family living the first floor benefits a family bathroom and a further shower room.

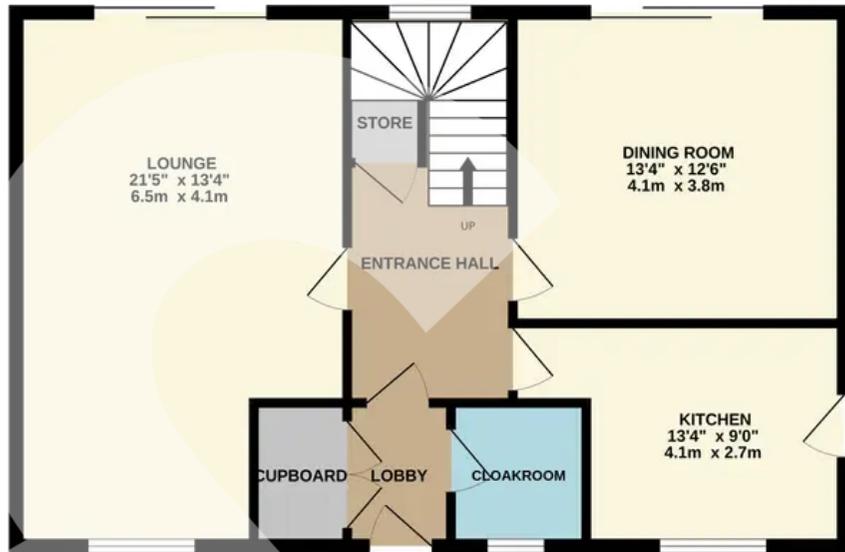
## OUTSIDE

To property has a large frontage comprising a gravel driveway that can accommodate parking for multiple vehicles, an area laid to lawn with mature hedge borders, access to the garage via an up and over door and gated pedestrian access to the rear garden.

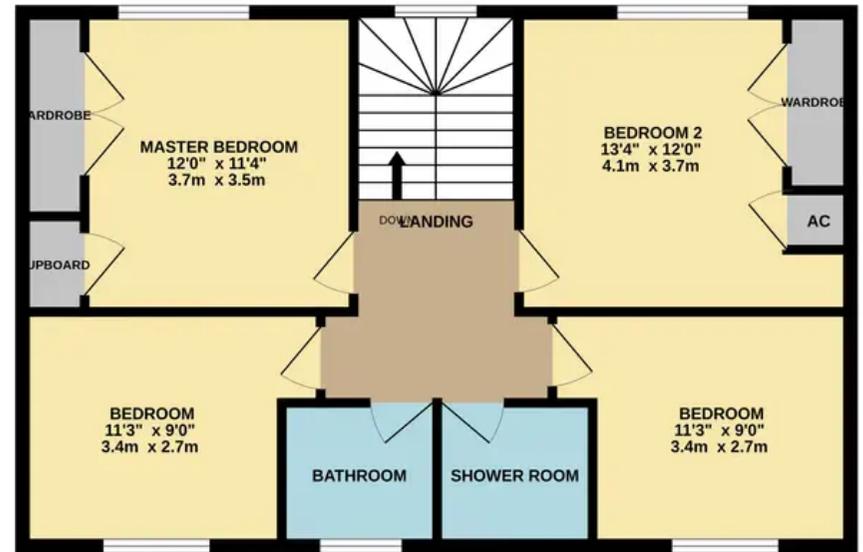
The wonderful south facing rear garden has mostly been laid to lawn with a paved seating area ideal for entertaining and a selection of mature shrubbery and trees. Other benefits include owner solar panels.



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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REQUEST  
VIEWING

(GOTTA BE QUICK!)

