



**Rowe
& Co.**

23 Hocombe Wood Road, Chandler's Ford

Eastleigh

In Excess of **£800,000**

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& Co.



23 Hocombe Wood Road

Chandler's Ford, Eastleigh

This stunning four-bedroom family home has undergone a thoughtful refurbishment by the current owners with tasteful décor and high quality finishings throughout. Located in a highly desirable location the property falls within the catchment areas of two highly rated schools, Hiltingbury Infant/Junior and Thornden School. Accommodation to the ground floor comprises an entrance hall, kitchen / dining room, study, lounge, cloakroom and utility. On the first floor are four well proportioned bedrooms and a family bathroom. Outside benefits a driveway & garage, gym and mature south facing rear garden.

LOCATION

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Thornden School Catchment
- Newly Refurbished
- South Facing Rear Garden
- Garage & Driveway
- Gym / Garden Room
- Four Bedrooms



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INSIDE

You enter the property into a spacious entrance hall with doors leading to all principal rooms including cloakroom, stairs to the first floor and under stair storage. A door to one side leads into the study / family room which has a window to the front aspect. The cosy lounge has French doors opening to the rear garden and has a feature wood burning stove to one wall with plenty of space for free standing furniture.

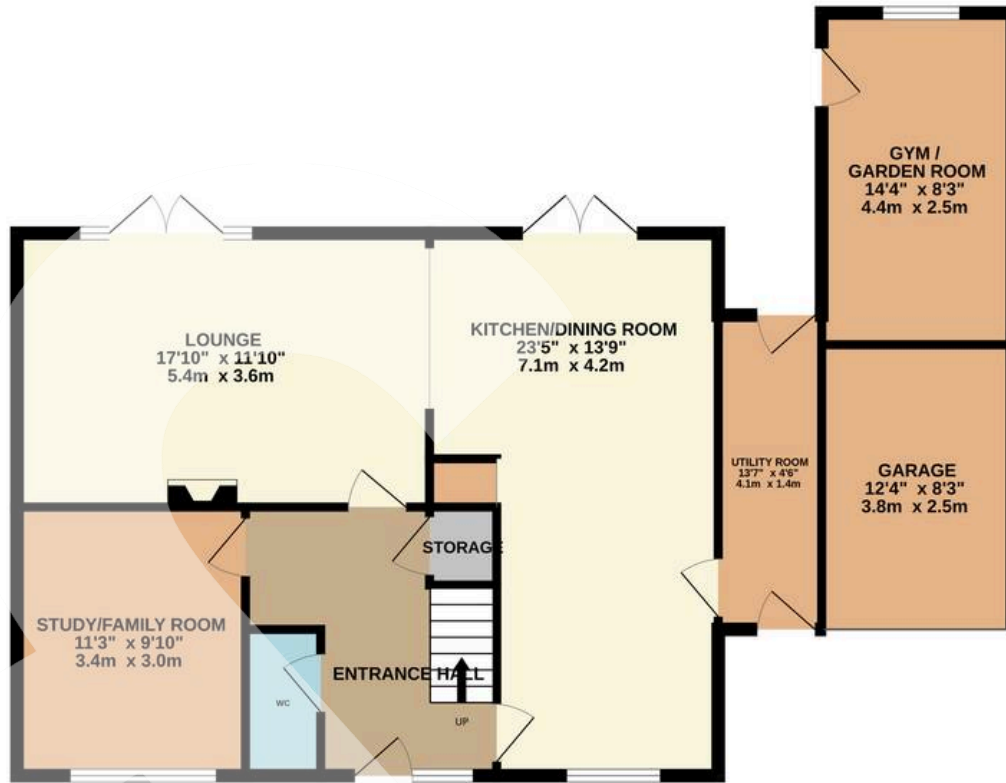
The real heart of the home is the modern kitchen/dining/family room which has a window to the front, French doors to the rear and a door leading to the utility room. The kitchen itself has been fitted with a luxury range of wall and base level units with cupboards and drawers under, complimentary worktops and integrated appliances. The first-floor landing has doors leading to all rooms and access to the loft. The spacious master bedroom has a window overlooking the rear garden with four fitted wardrobes, bedroom two has a window to the front aspect and a fitted wardrobe, bedroom three has a window to the rear aspect with a fitted wardrobe and bedroom four overlooks the front aspect. The modern family bathroom has been fitted with a panel enclosed bath, walk in shower, wash hand basin and W/C.

OUTSIDE

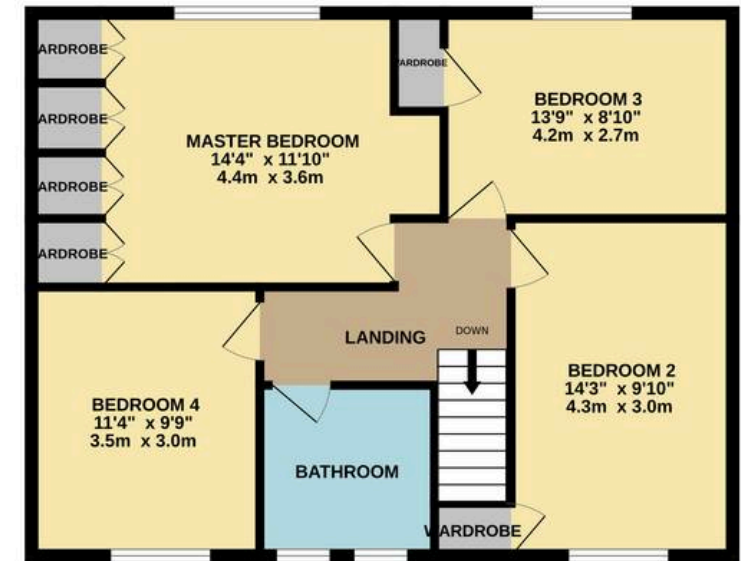
To the front of the property is a large driveway that can accommodate parking for multiple vehicles with access to the garage with up and over door, the rear of which has been converted to a home gym. Between the garage and house is a useful passageway that provides pedestrian access to the rear garden as well as being a utility / boot room. The well-established south facing rear garden is completely secluded and is mostly laid to lawn with a selection of planted shrubbery. There is a large, raised decking that is ideal for entertaining and provides plenty of space for a variety of garden furniture.



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!)

