



**Rowe
& Co.**

The Tree House, Richmond Close, Chandler's Ford

Hampshire

In Excess of **£650,000**

Rowe
& Co.



The Tree House, Richmond Close

Chandler's Ford, Hampshire

The Tree House is a wonderful architecturally designed four / five bedroom detached family home situated in the heart of Hiltingbury with views and direct access onto Hocombe Mead. The property offers versatile accommodation over four levels and is located at the end of a shared driveway offering complete privacy. Accommodation comprises an entrance hall, lounge, utility room, cloakroom, study / bedroom 5, kitchen / dining room, conservatory with four bedrooms with en-suite to master and family bathroom. Outside benefits a driveway with double garage currently being used as a workshop with office above and secluded 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Thornden & Hiltingbury School Catchment
- Backing Onto Conservation Woodland
- Double Garage / Workshop & Driveway
- Four / Five Bedrooms
- Large Established Garden



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Chandler's Ford, Hampshire

INSIDE

You enter the property into an entrance hall with doors leading to the lounge, utility room and stairs to the lower ground and first floor. The lounge has dual aspect windows with sliding French doors that lead onto the patio area whilst the utility has a window to the front, side door and space and plumbing for free standing appliances.

The lower ground floor has access to the basement area, cloakroom and doors leading to the study / fifth bedroom which has views overlooking the rear garden. The wonderful kitchen / dining room has windows to the side aspect and is fitted with a range of wall and base level units with cupboards and drawers under. Ther is an integrated oven / hob with space for further free-standing appliances. The one end is room for a large table and chairs with sliding French doors leading into the conservatory that enjoys views across the garden.

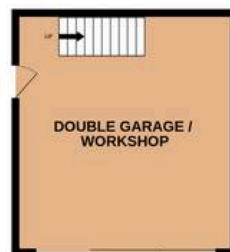
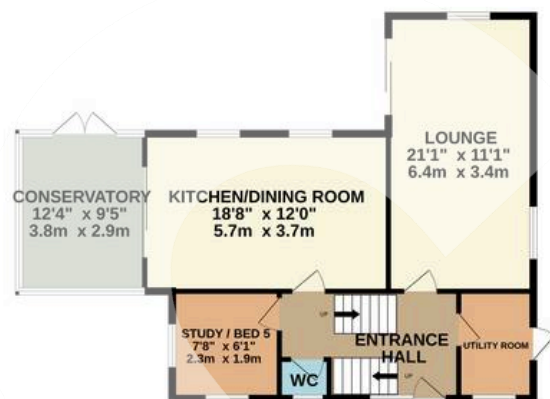
The first floor and mezzanine level have four bedrooms with en-suite to master and a family bathroom. The mezzanine floor has doors leading to bedrooms two and four with access to the bedrooms three and the master being on the first floor. These are serviced by the modern family bathroom.

OUTSIDE

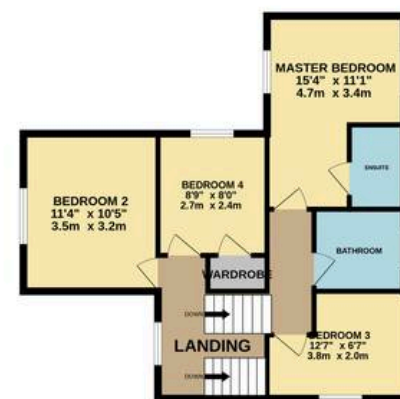
To the front of the property is a gravel driveway that can accommodate parking for multiple vehicles. There is gated pedestrian access leading to the rear and access to the double garage which is being used as a workshop with office / games room above. The established rear garden offers complete privacy with views and gated access into Hocombe Mead. The garden has a large, paved seating area with further decking which is ideal for al fresco dining with the rest being laid to lawn with a selection of planted shrubbery and trees.




GROUND / LOWER GROUND FLOOR



FIRST FLOOR & MEZZANINE LEVEL



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!)

