



Rowe
& Co.

145 Hocombe Road, Chandler's Ford

Eastleigh

£900,000

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145 Hocombe Road

Chandler's Ford, Eastleigh

This deceptively spacious and beautifully appointed home offers flexible accommodation throughout, perfectly suited to modern family living. Located in one of Chandler's Ford's most desirable areas, the property showcases a contemporary design with high-quality finishes and a thoughtfully extended layout. Originally a bungalow, the current owners have transformed the property through a comprehensive refurbishment and extension, creating a stylish and versatile home. The ground floor features a welcoming entrance hall, a generous 20ft lounge and dining room, a separate study or family room, a well-equipped kitchen and breakfast room, a practical utility room, and a ground floor bedroom with an adjacent bathroom. Upstairs, there are three further bedrooms, including a luxurious master suite complete with en-suite shower room and dressing area, as well as a modern family bathroom. Outside, the home continues to impress with a detached garage, a large driveway offering ample parking, beautifully landscaped gardens, and a stunning outdoor kitchen—ideal for entertaining and enjoying al fresco living. This is a rare opportunity to acquire a unique and stylish home in a highly sought-after location, combining space, comfort, and contemporary design.

Chandler's Ford is a popular Hampshire town with a variety of shops, restaurants, traditional inns and with Chilworth golf course also within easy reach. Schooling is typically excellent celebrating some of the best Ofsted ratings in the country and include Thornden & Toynbee secondary school alongside a selection of private schools. It is approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton. Communications 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.

Tenure: Freehold

EPC Energy Efficiency Rating: C



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The front door opens into a welcoming entrance hall, with stairs leading to the first floor and access to a convenient storage cupboard. To the front of the property is the spacious lounge/dining room, measuring approximately 20ft. This room features an inset wood burner, creating a cozy focal point. A door leads through to the stunning kitchen/breakfast room, which boasts bi-fold doors opening out to the rear garden. The kitchen is beautifully fitted with a range of high-gloss wall and base units, worktops, a central island with breakfast bar, induction hob, double ovens, built-in coffee machine, and microwave. A utility room offers additional storage with matching units, space for appliances, inset sink, and access to the garage. On the ground floor, you'll also find a generously sized bedroom and a family room (currently used as a salon) with a rear-facing window—ideal as a playroom, home office, or guest space.

The ground floor bathroom features a modern suite comprising a corner shower, vanity sink unit, WC, and bath with complementary tiling. Upstairs, the first-floor landing provides access to three bedrooms, the family bathroom, and an additional storage cupboard. The master bedroom overlooks the rear garden and benefits from a walk-in wardrobe and an en-suite bathroom with a Velux window, vanity sink, corner shower, WC, and stylish tiling. Bedroom two includes fitted wardrobes and a front-facing window, while bedroom three is positioned at the rear of the property.

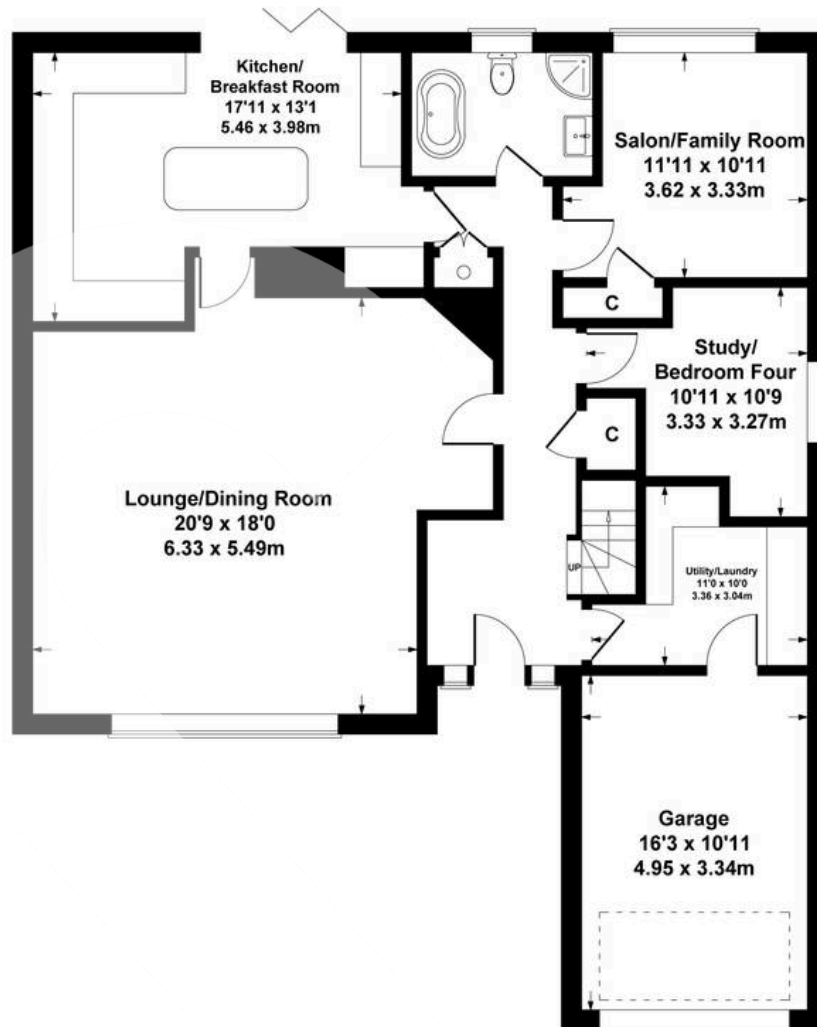
OUTSIDE

To the front of the property, there is a large driveway providing ample parking and leading to the garage, which is fitted with a roller door, power, and lighting. Side pedestrian access leads to the rear garden, which features an outdoor kitchen and a covered seating area — perfect for entertaining. The garden also includes a tiled patio, a well-maintained lawn, and is enclosed by fence panels, with feature lighting installed throughout for added ambiance.

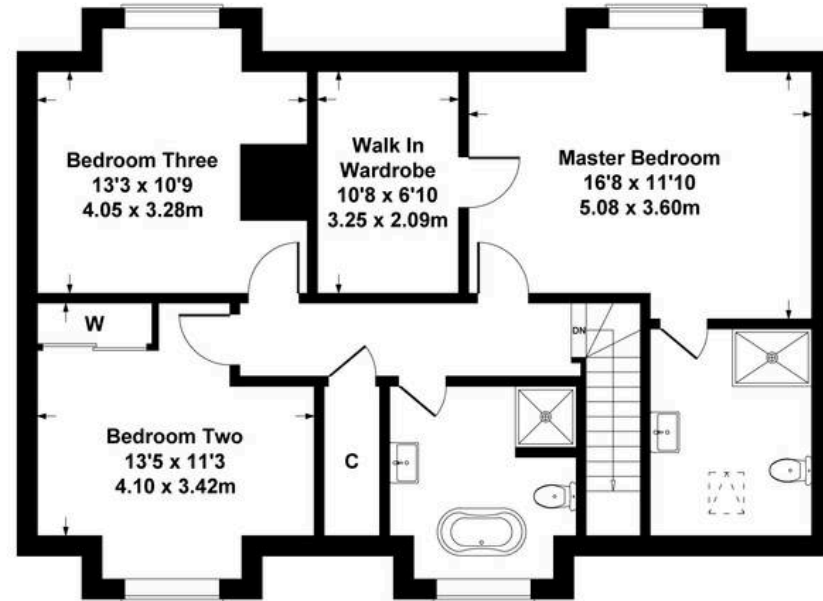


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Approximate Gross Internal Area
2250 sq ft - 209 sq m
(Including Garage)



GROUND FLOOR



FIRST FLOOR



1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG



02381 102221



chandlersford@rowehomes.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

