



67 Hocombe Road, Chandler's Ford, SO53 5QA

£1,050,000

An exceptionally well presented three bedroom detached home occupying a magnificent plot of approximately 0.5 of an acre which enjoys a delightful southerly aspect to the rear. The property itself affords spacious well proportioned rooms with large windows creating a wonderful light and airy feel. The main living space and bedrooms all enjoy views over the rear garden and to the side is an adjoining double garage. Since the current owners occupation the property has had the benefit of a beautifully appointed bathroom and a wonderful cabin erected in the garden with plumbing and heating that would make for an ideal home office, hobbies room or childrens den. The current owners have also successfully applied for planning permission to extend the property to the side to create additional bedrooms and subject to the normal consents this could be revised to create a home of substantial size and value. Hocombe Road has long been regarded as a highly desirable place to reside and is conveniently placed for access to the centre of Chandlers Ford, Hiltingbury and Thornden Schools and junction 12 of the M3.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

Stairs to first floor with cupboard under.

Cloakroom:

Wash basin, w.c.

Sitting Room:

22'10" x 14'4" (6.96m x 4.37m) Triple aspect room, stone fireplace with inset gas coal effect fire, fitted shelving, patio doors to rear garden.

Dining Room:

13'1" x 9'8" (3.99m x 2.95m)

Family Room:

18' x 9'5" (5.49m x 2.87m) Shelved alcove.

Kitchen:

13'3" x 12'5" (4.04m x 3.78m) Range of units, electric double oven, gas hob with extractor hood over, space and plumbing for appliances.

Utility Room:

10'5" x 7'11" (3.18m x 2.41m) Space and plumbing for appliances, sink unit, doors to outside and garage.

FIRST FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

17'8" x 14'4" (5.38m x 4.37m) Range of fitted wardrobes.

Bedroom 2:

17'8" x 11'7" (5.38m x 3.53m) Fitted wardrobe, airing cupboard.

Bedroom 3:

11'3" x 7'11" (3.43m x 2.41m) Built in wardrobe.

Bathroom:

A re-fitted and beautifully appointed suite comprising free standing bath, walk in shower with glazed screen, wash basin with cupboard under, w.c., tiled floor with underfloor heating, modern brass fittings.

OUTSIDE

The total plot extends to approximately 0.5 of an acre and represents a truly outstanding feature of this property.

Front:

The property is approached via a five bar gate which together with hedging and fencing encloses the frontage. The tarmac driveway affords parking for several vehicles with adjacent lawned area and well stocked flower and shrub borders. Side access to rear garden.

Rear Garden:

The rear garden enjoys a southerly aspect and adjoining the house is a full width paved patio leading onto a large level lawn interspersed with well stocked borders and planting to include numerous Azaleas and Rhododendrons, garden shed, hedging and fencing enclose the garden.

Cabin/Lodge:

15'8" x 12'8" (4.78m x 3.86m) Bi-fold doors overlooking the garden, electric underfloor heating, kitchenette area with integrated fridge and sink unit. Shower Room: Suite comprising shower cubicle, wash basin, w.c.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
2056sqft/191sqm (Including garage)

Sellers Position:
Looking for forward chain

Heating:
Gas central heating

Windows:
Aluminium double glazed windows

Loft Space:
Partially boarded with light connected

Infant/Junior School:
Hiltingbury Infant/Junior School

Secondary School:
Thornden Secondary School

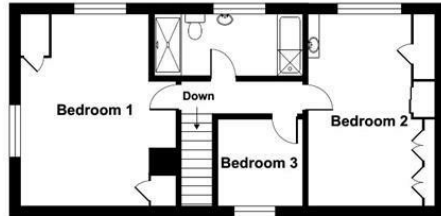
Council Tax:
Band F

Local Council:
Eastleigh Borough Council - 02380 688000

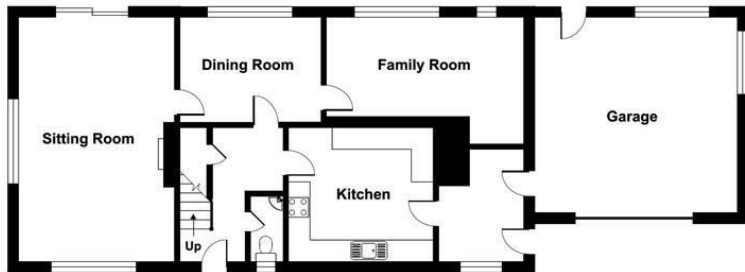




Ground Floor = 1046 sq ft / 97.1 sq m
 First Floor = 674 sq ft / 62.6 sq m
 Garage = 336 sq ft / 31.2 sq m
 Total = 2056 sq ft / 191 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Sparks Ellison. REF: 721201

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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