



40 Oakwood Road, Chandler's Ford, SO53 1LX

£870,000

A most attractive and beautifully presented four bedroom detached family home located on a highly desirable and sought after road within the heart of Hiltingbury. The property has been extended by the current owners to provide substantial space with notable features to include a 32'4" x 10'9" kitchen/dining space, sitting room, games room, snug and study. A utility room and cloakroom complete the ground floor and on the first floor, four good size bedrooms, en-suite and main family bathroom make for a perfect family home. The total plot extends to approximately 0.2 of an acre with a rear garden enjoying a pleasant westerly aspect measuring approximately 90' x 49'. Oakwood Road is a stunning location with a street scene of wonderful homes and falls within the catchments to the popular Hiltingbury and Thornden Schools.

ACCOMMODATION

GROUND FLOOR

Reception Hall:

12'1" x 7'3" (3.68m x 2.21m) Stairs to first floor, coats cupboard, wooden floor.

Sitting Room:

16' x 11' (4.88m x 3.35m) Fireplace with inset gas fire, shelving and cupboards either side of chimney breast.

Family Room:

20'1" x 9'9" (6.12m x 2.97m) Wooden floor, storage cupboard, bi-fold doors to rear garden.

Snug:

11'8" x 9'10" (3.56m x 3.00m) Wooden floor.

Kitchen/Dining Room:

32'4" x 10'9" (9.86m x 3.28m) The kitchen area has been fitted with an attractive range of modern white and grey matt units, built in electric oven and combination oven/microwave, integrated dishwasher and bin storage, fridge freezer, dishwasher, Induction hob with suction extractor unit, breakfast bar for two/three. The dining area affords plenty of space for table and chairs with a glass lantern over and bi-fold doors to rear garden.

Study:

7'7" x 8'7" (2.31m x 2.62m)

Utility Room:

12'3" x 7'9" (3.73m x 2.36m) Range of units with wooden work tops, space and plumbing for appliances.

Cloakroom:

White suite with chrome fittings comprising wash basin, w.c.

Conservatory:

12'4" x 8' (3.76m x 2.44m)

FIRST FLOOR

Landing:

Hatch to loft space, shelved cupboard.

Bedroom 1:

17'10" x 10'8" (5.44m x 3.25m) Dual aspect windows.

En-suite:

7' x 5'1" (2.13m x 1.55m) Modern white suite with chrome fittings comprising shower cubicle with glazed screen, wash basin, w.c., tiled walls and floor.

Bedroom 2:

12'10" x 9'10" (3.91m x 3.00m) Wall to wall fitted wardrobes.

Bedroom 3:

12' x 9' (3.66m x 2.74m) Wall to wall fitted wardrobes.

Bedroom 4:

11'10" x 8'8" (3.61m x 2.64m) Built in wardrobe.

Bathroom:

11' x 8'3" (3.35m x 2.51m) White suite with chrome fittings comprising free standing bath and adjacent mixer tap stand, separate shower cubicle with glazed screen, wash basin, w.c., tiled floor.

OUTSIDE

The total plot extends to approximately 0.2 of an acre and represents an attractive feature of the property.

Front:

A block paved driveway affords off street parking with adjacent lawned area surrounded by well stocked flower and shrub borders, side access to rear garden.

Rear Garden:

Approximately 90' x 49'. Enjoying a pleasant westerly aspect. Adjoining the house is a full width paved patio leading onto a good size level lawn surrounded by flower and shrub borders and enclosed by hedging and fencing.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

Constructed in the 1950's. Extended in 2015/2016

Approximate Area:

2222sqft/206.4sqm (Including limited use areas)

Sellers Position

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Fully boarded with light connected

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band F

Local Council:

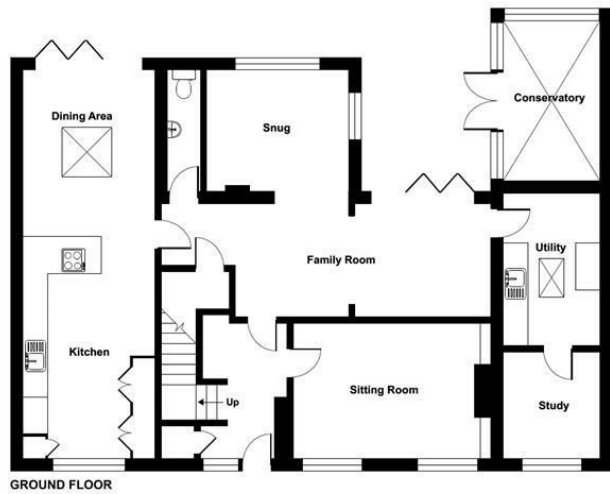
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Ground Floor = 1366 sq ft / 126.9 sq m
 First Floor = 801 sq ft / 74.4 sq m
 Limited Use Area(s) = 55 sq ft / 5.1 sq m
 Total = 2222 sq ft / 206.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Sparks Ellison. REF: 960808



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	64	
(55-68) D		
(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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