



sparks ellison

37 Wychwood Grove, Chandler's Ford, SO53 1FQ

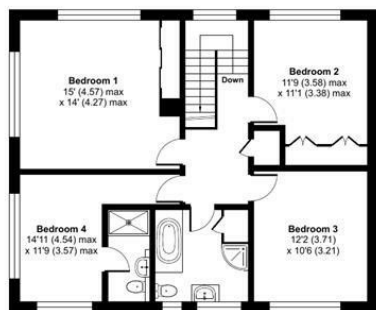
£700,000

Located in the highly sought-after area of Hiltingbury, Chandler's Ford, this well presented, spacious home of over 2000 sq ft on Wychwood Grove offers an ideal blend of the perfect family home and convenience. With generous rooms throughout, the property provides ample space for family living and entertaining. The flexible layout is perfect for those who may wish to incorporate a home office, catering to the modern lifestyle with a generous sitting room, snug/study, kitchen/dining room, conservatory, utility room and modern cloakroom on the ground floor. On the first floor are four spacious bedrooms, shower room and bathroom. The double garage adds to the practicality of the home, providing secure parking and additional storage options. Families will appreciate the convenience of being within short walking distance to local schools, including the well-regarded Thornden School, as well as nearby shops and bus services to Winchester, Southampton and colleges. For those who commute, the M3 is just a short drive away, making this location particularly appealing for professionals. The property boasts an impressive rear garden, measuring approximately 61' x 59', offering a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or entertaining with a covered dining area. This home is not just a place to live; it is a lifestyle choice in a community that values education, convenience, and family-friendly amenities. Do not miss the opportunity to make this delightful property your own.

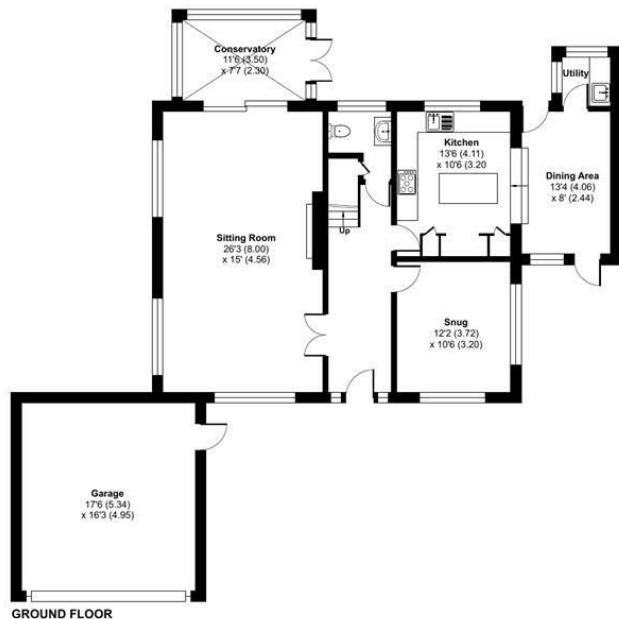
ACCOMMODATION	
Ground Floor	Front:
Open Porch: Front door to	To the front of the property is a good sized driveway and generous lawn area with side access to rear garden. From the kitchen/dining room door is an area to the front providing a sun deck for the evening sun.
Reception Hall: Wooden floor, stairs to the first floor.	Rear Garden:
Cloakroom: Refitted suite comprising, wash basin with cupboard under, WC, under stairs storage cupboard.	The rear garden is a particularly attractive feature of the property measuring approximately 61" x 59" . Adjoining the house is a paved area with covered seating area leading onto a lawned area enclosed by flower and shrub borders and further patio, rear pedestrian gate. The gardens are enclosed by hedging and fencing.
Sitting room: 26'3" x 15'0" (8.00m x 4.56m) Feature log burner, triple aspect windows.	Double garage: 17'6" x 16'3" (5.34m x 4.95m) Light and power, up and over door and door to the side.
Conservatory: 11'6" x 7'7" (3.50m x 2.30m) Double doors to outside, electric heater.	OTHER INFORMATION
Snug: 12'2" x 10'6" (3.72m x 3.20m) Dual aspect windows.	Tenure: Freehold
Kitchen/Dining room: Kitchen: 13'6" x 10'6" (4.11m x 3.20m) Dining area: (13'4" x 8'8" (4.06m x 2.44m) The kitchen area is fitted in a range of modern cream gloss units with granite worktops, Range style oven and hob, space for American style fridge freezer, integrated dishwasher, island unit incorporating breakfast bar. The dining area affords space for table and chairs, with doors to front and rear.	Approximate Age: 1974
Utility room: Space and plumbing for washing machine, sink unit.	Approximate Area: 2235 sq ft / 207.5 sq m
First Floor	Sellers Position: Looking for a forward purchase
Landing: Hatch to loft space, cupboard housing the boiler.	Heating: Gas Central Heating
Bedroom 1: 15'0" x 14'0" (4.57m x 4.27m) Fitted wardrobes.	Windows: UPVC Double glazing
Bedroom 2: 11'9" x 11'1" (3.58m x 3.38m) Built in wardrobe.	Loft Space: Partially boarded
Bedroom 3: 12'2" x 10'6" (3.71m x 3.21m) Built in wardrobe.	Infant/Junior School: Chandler's Ford Infant School / Merton Junior School
Bedroom 4: 14'11" x 11'9" (4.54m x 3.57m)	Secondary School: Thornden School
En-suite shower room: Comprising double width shower cubicle, wash hand basin with cupboard under, WC.	Local Council: Eastleigh Borough Council - 02380 688000
Bathroom: Modern suite comprising bath with central mixer tap and shower attachment, separate corner shower cubicle, wash basin with cupboard under, WC.	Council Tax: Band F
OUTSIDE	Agents Note: If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 1097 sq ft / 101.9 sq m
 First Floor = 853 sq ft / 79.2 sq m
 Garage = 285 sq ft / 26.4 sq m
 Total = 2235 sq ft / 207.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1416636



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