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63 Hocombe Road, Hiltingbury

Hampshire

£1,450,000

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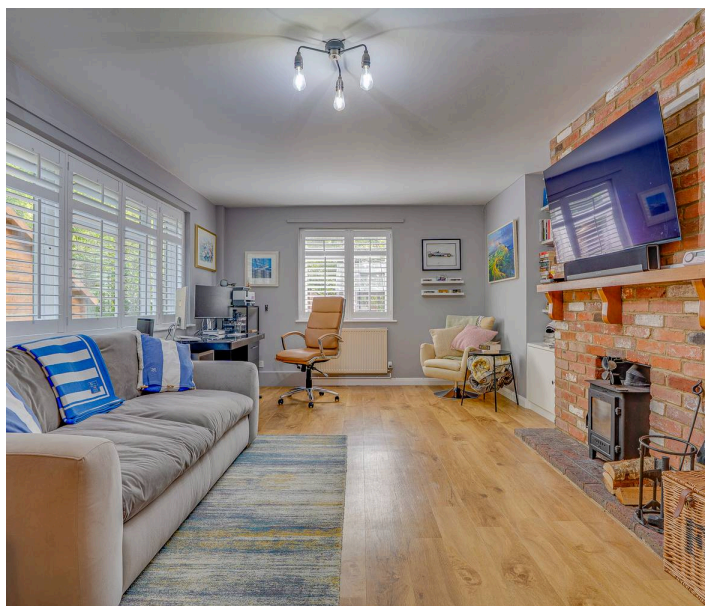
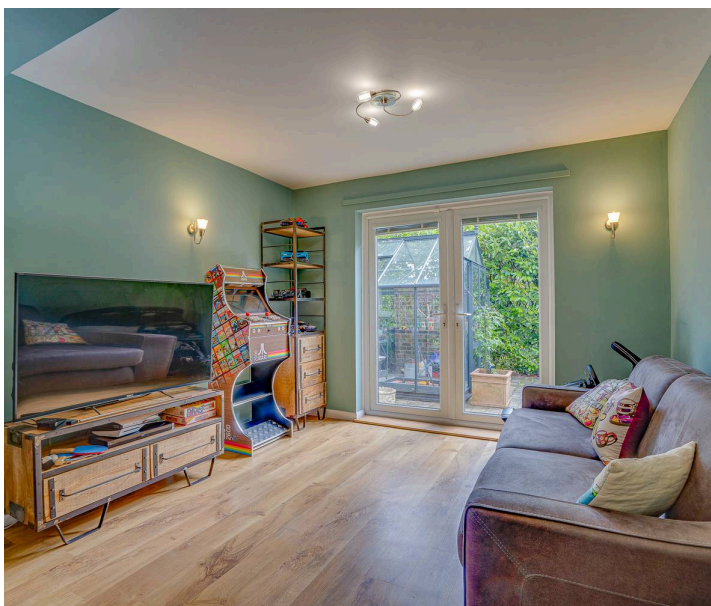


63 Hocombe Road

Hiltingbury, Hampshire

Occupying a position on one of Chandler's Ford's most prestigious residential roads, this exceptional family residence has been comprehensively renovated and exquisitely redesigned by the current owners to an outstanding specification throughout. Combining elegant contemporary styling with expansive, versatile accommodation, the property offers an enviable lifestyle perfectly suited to modern family living and sophisticated entertaining. A grand entrance hall immediately sets the tone for the beautifully curated interiors beyond. The ground floor unfolds into an impressive arrangement of living spaces, including a spectacular open-plan kitchen/dining room, three substantial reception rooms, a magnificent gymnasium, a versatile study/snug, utility room, boot room, cloakroom and integrated garage. Every aspect of the home has been thoughtfully considered, creating a seamless balance of luxury, comfort and functionality.

The first floor continues to impress with five beautifully appointed double bedrooms, including a superb principal suite complete with fitted wardrobes and a luxurious en-suite bathroom. Four of the five bedrooms benefit from built-in storage, whilst a stylish family bathroom serves the remaining accommodation. Externally, the property is equally captivating. A generous driveway provides extensive parking and is complemented by a contemporary carport and garage. To the rear lies a stunning landscaped garden offering an exceptional degree of privacy and tranquillity, with manicured lawns, mature planting and multiple seating areas designed for elegant outdoor entertaining and relaxed family living.



63 Hocombe Road

Hiltingbury, Hampshire

LOCATION

Chandler's Ford remains one of Hampshire's most desirable residential locations, renowned for its excellent schooling, superb connectivity and abundance of local amenities. The area offers a wide selection of independent shops, restaurants, traditional inns and leisure facilities, including the nearby Chilworth Golf Club.

The property falls within catchment for highly regarded schools, including Thornden and Toynbee secondary schools, alongside a selection of esteemed independent schools.

Winchester and Southampton are both easily accessible, approximately 15 and 17 minutes away respectively, providing an extensive range of shopping, cultural and leisure facilities.

Excellent transport links include convenient access to the M3 and M27, whilst nearby railway stations offer direct services to Winchester, Southampton and London Waterloo.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Hiltingbury, Hampshire

INSIDE

The welcoming reception hall provides an immediate sense of space and sophistication, leading effortlessly to the principal reception areas. Positioned to the front of the property, the elegant sitting room enjoys dual-aspect windows that flood the room with natural light, whilst an original chimney breast with inset log burner creates a warm and inviting focal point.

Undoubtedly the heart of the home, the spectacular kitchen/dining room has been beautifully designed for both everyday living and entertaining on a grand scale. Bathed in natural light from expansive glazing and bi-fold doors opening onto the terrace, the space effortlessly connects the indoors with the beautifully landscaped gardens beyond.

Adjoining the kitchen is a further reception room, currently arranged as a games room, with French doors opening directly onto the garden. The impressive lounge offers a more intimate setting, complete with a second log burner and generous proportions ideal for family gatherings and relaxed evenings.

Further ground floor accommodation includes a versatile study/snug, a substantial utility room, and an exceptional gymnasium positioned towards the front of the property. A boot room and cloakroom complete the accommodation.

To the first floor, the principal bedroom suite provides a luxurious retreat, featuring fitted wardrobes and a beautifully appointed en-suite bathroom currently incorporating a sauna. Four additional double bedrooms offer generous proportions and built-in storage, all finished to an impeccable standard. A contemporary family bathroom completes the first-floor accommodation.



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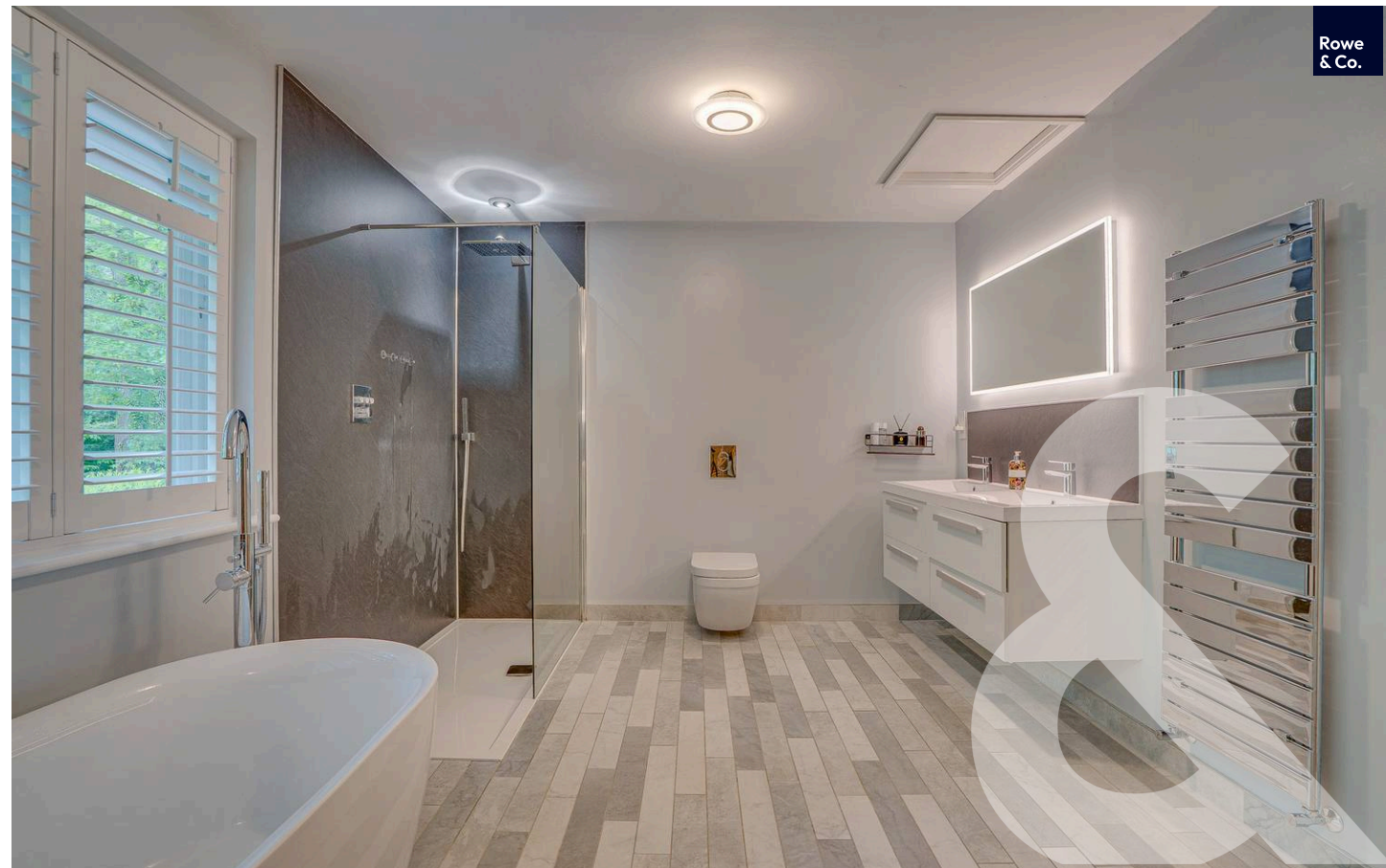
OUTSIDE

Approached via an elegant block-paved driveway, the property offers extensive off-road parking for multiple vehicles alongside a modern carport and integrated garage. Gated side access leads to the magnificent rear gardens.

The landscaped gardens have been meticulously designed and maintained to create a truly exceptional outdoor environment. Expansive paved terraces provide multiple seating and entertaining areas, whilst manicured lawns and mature planted borders enhance the sense of privacy and seclusion.

A superb covered pergola allows for year-round enjoyment of the outdoor space, complete with heating and integrated power, perfectly positioned to overlook the beautifully tended gardens. A substantial garden store provides excellent additional storage, whilst solar panels further enhance the home's modern efficiency credentials.

- Five Bedrooms
- 3864 sqft
- Double Carport
- Prime Hiltingbury Location
- Established Rear Garden



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Approximate Gross Internal Area
3864 sq ft - 359 sq m
(Including Garage & Excluding Carport)




CARPORT

GROUND FLOOR

FIRST FLOOR

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.

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