



# 23 Hocombe Wood Road, Chandler's Ford, SO53 5PN

OIEO £750,000

Located in the highly sought after Hocombe Wood Road, within the charming Parish of Ampfield, this magnificent detached family home offers an exceptional living experience. With its prime location, the property is conveniently situated within the catchment areas for the esteemed Hiltingbury and Thornden schools, making it an ideal choice for families. Upon entering, you are welcomed into a spacious sitting room, complete with a delightful log burner that creates a warm and inviting atmosphere. The room features doors that open directly to the rear garden, seamlessly blending indoor and outdoor living. The open plan re-fitted kitchen and dining room provide a modern space for family gatherings and entertaining, while a designated study offers a quiet area for work or study. The property boasts four generous bedrooms, ensuring ample space for family members or guests. The re-fitted bathroom is both stylish and functional, catering to the needs of a busy household. Additionally, there is a storage room and a versatile workshop or gym, providing further options for personalisation and utility. The outdoor space is equally impressive, featuring a beautiful rear garden measuring approximately 66ft x 48ft, with a desirable southerly aspect that allows for plenty of sunlight throughout the day. The good sized frontage and driveway enhance the property's appeal, offering convenient off road parking. This home is a perfect blend of comfort, style, and practicality, making it an excellent choice for those seeking a family residence in a tranquil yet accessible location.

## ACCOMMODATION

### Ground Floor

**Open Porch:**  
Front door to

**Reception Hall:**  
Stairs to first floor with cupboard under.

**Cloakroom:**  
Refitted suite comprising wash basin with cupboard under, WC, tongue and grooved panelled walls.

**Sitting Room:**  
12'11" x 11'10" (3.94m x 3.61m) Feature fireplace with inset log burner, double doors to rear garden.

**Kitchen/Dining Room:**  
23'7" x 14'0" (7.19m x 4.27m) An impressive open plan room with the kitchen area benefiting from a refitted range of units, electric double oven, integrated dishwasher, recess for upright fridge freezer, space and plumbing for washing machine. The dining area affords space for table and chairs with double doors to rear garden.

**Utility Room:**  
14'4" x 4'10" (4.37m x 1.47m) Matching range of modern units, space for tumble dryer, Skylights, doors to front and rear.

**Study:**  
11'3" x 9'0" (3.43m x 2.74m)

### First Floor

**Landing:**  
Hatch to loft space.

**Bedroom 1:**  
15'0" x 12'1" (4.57m x 3.68m) Range of wall to wall fitted wardrobes and dressing table.

**Bedroom 2:**  
14'3" x 9'11" (4.34m x 3.02m) Built in wardrobe.

**Bedroom 3:**  
13'11" x 9'0" (4.24m x 2.74m) Built in wardrobe, dual aspect windows.

**Bedroom 4:**  
11'4" x 9'10" (3.45m x 3.00m)

**Bathroom:**  
Fitted suite comprising corner bath with mixer tap and shower attachment, separate corner shower cubicle, wash basin with cupboard under, WC.

## OUTSIDE

**Front:**  
To the front of the property is a good sized double width driveway affording off street parking leading to the garage, adjacent lawned area enclosed by low level walling.

### Rear Garden:

An attractive feature of the property measuring approximately 70' by 31' and enjoying a pleasant southerly aspect. Adjoining the house is a full width decked area leading onto a lower deck, good sized lawn area surrounded by flower and shrub borders and enclosed by fencing. Two electric awnings from the sitting room and dining area provide cover over the sun deck.

**Storage Room:**  
Formerly the front section of the original garage with light and power.

**Workshop/Gym:**  
Formerly the rear section of the original garage. Light and power, door to rear garden.

## OTHER INFORMATION

**Tenure:**  
Freehold

**Approximate Age:**  
1960's

**Approximate Area:**  
1776 sq ft / 165 sq m

**Sellers Position:**  
Looking for a forward purchase

**Heating:**  
Gas central heating

**Windows:**  
UPVC double glazing

**Loft Space:**  
Partially boarded with connected light and connected ladder

**Infant/Junior School:**  
Hiltingbury Infant School / Hiltingbury Junior School

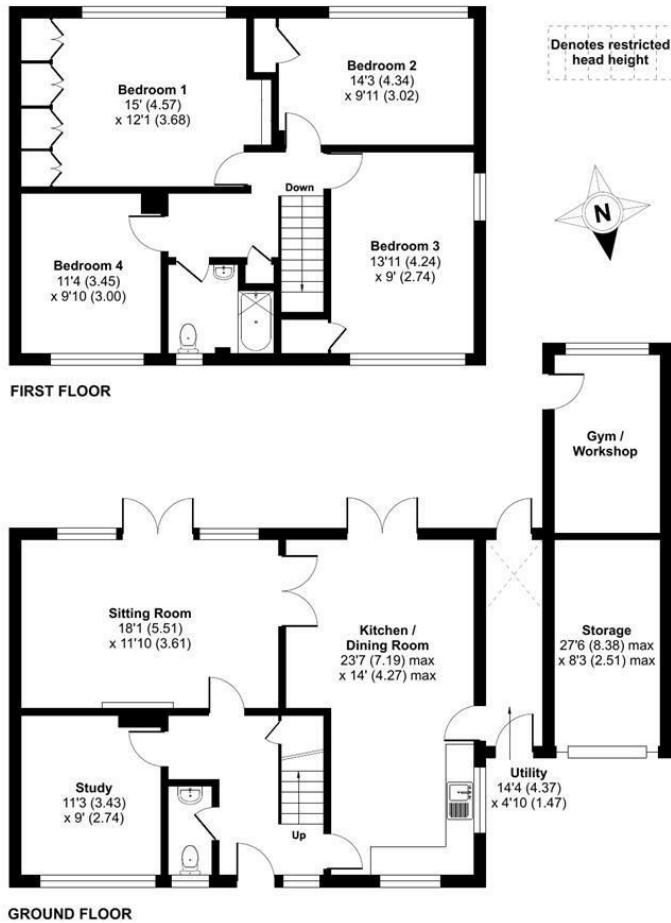
**Secondary School:**  
Thornden School

**Local Council:**  
Test Valley Borough Council - 01264 368000

**Council Tax:**  
Band F

**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 = 821 sq ft / 76.2 sq m  
 First Floor = 751 sq ft / 69.7 sq m  
 Garage = 204 sq ft / 19 sq m  
 Total = 1776 sq ft / 164.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(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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