



105 Hocombe Road, Chandlers Ford, Hampshire, SO53 5QD

Winkworth



FOUR BEDROOM PROPERTY IN HIGHLY SOUGHT AFTER LOCATION

Hoccombe Road is a highly sought after location being within the catchments for the popular Hiltngbury and Thornden Schools. Chandlers Ford offers a wealth of amenities including a Waitrose along with local shops, pubs, doctors and dentists. The property is approximately a 15-minute drive from Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Transport links are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton. London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

This substantial four-bedroom detached home boasts a generous plot approaching half an acre and provides spacious living accommodation. The entrance hallway leads to a well-proportioned sitting room, which opens onto the rear garden. Leading off the sitting room is a dining room, and to the front elevation is a study/home office. The kitchen/breakfast room is fitted with a wide range of eye and base level units and has the added benefit of a separate utility room. Also on the ground floor is a WC. To the first floor are four bedrooms and a family bathroom, the principal bedroom benefits from an en-suite shower. The new owners will likely wish to embark on a programme of refurbishment to put their own stamp on this beautiful property.

The property is approached via a sweeping in and out driveway which provides plenty of parking and access to the garage. The beautifully landscaped mature gardens have a wealth of specimen trees and shrubs with the remainder laid to lawn.

The property has the potential for further development subject to the required planning permissions.

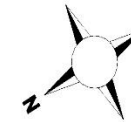
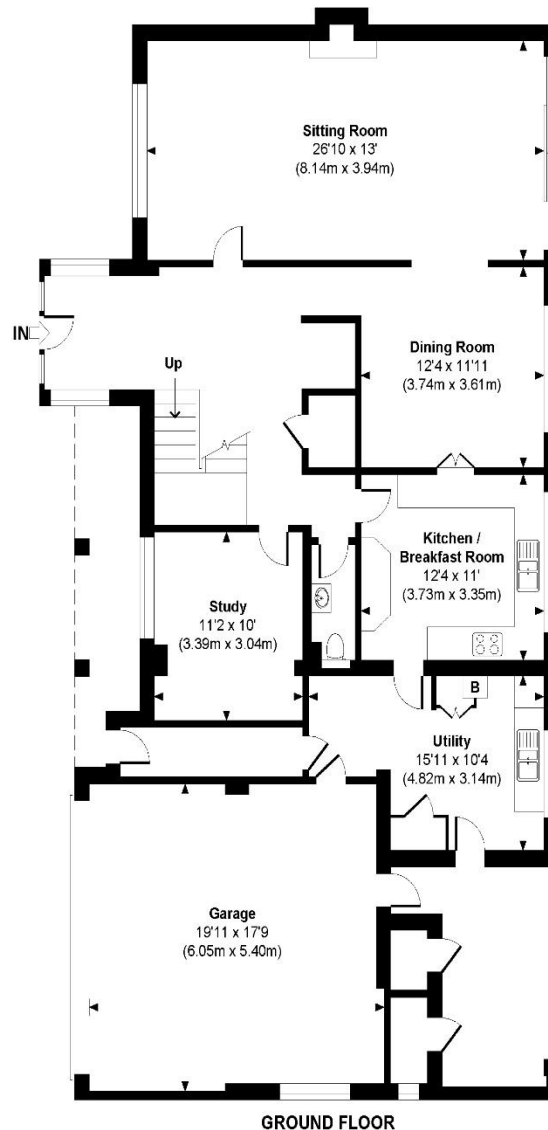
- All mains utilities
- Superfast broadband available
- Council Tax Band 'G' £3,448.38





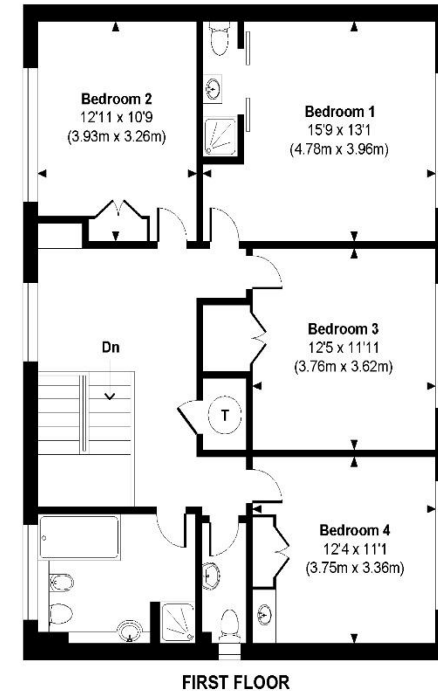
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**Address: 105 Hocombe Road,
Chandlers Ford, Hampshire SO53
5QD**
Council Tax Band: 'G' £3,448.38
EPC: 'C'
Tenure: Freehold



Hocombe Road

Approximate Gross Internal Area
Main House = 2245 Sq Ft / 208.57 Sq M
Garage = 378 Sq Ft / 35.07 Sq M
Total = 2623 Sq Ft / 243.64 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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