



Jonathan Rees
property services

**LAKWOOD ROAD
CHANDLER'S FORD, HILTINGBURY
SO53 1ES**

- **Five/Six Bedrooms**
- **0.30 Acre Plot**
- **Swimming Pool**
- **Double Garage**
- **No Forward Chain**

This substantial six bedroom detached residence sits within large well managed gardens and is ideal for those looking to add their own stamp onto a fantastic family home in Lakewood Road. Having been loved for many years and benefitting from a swimming pool, three reception rooms, double garage and a detached outhouse to the rear of the garden this home was built in circa 1950 and sits in a plot just over a quarter of an acre.

ENTRANCE PORCH Double front door access and side access door.

ENTRANCE HALL Understairs cupboard, stairs to first floor, doors to all rooms, radiator, door to rear garden.

LOUNGE/SITTING ROOM 18' 0" x 15' 1" (5.5m x 4.6m) x 9' 6" x 18' 0" (2.9m x 5.5m) Windows to front and rear aspect, radiators, patio doors to rear garden, doors to side aspect leading to plant room.

DINING ROOM 15' 7" x 12' 9" (4.75m x 3.9m) Window to rear garden, radiator, two storage cupboards.



KITCHEN 14' 9" x 12' 5" (4.50m x 3.80m) Window to front aspect, range of wall and floor units with working surfaces over, stainless steel sink and drainer, fully tiled walls, spaces for white goods, 'Zanussi' four ring hob.

UTILITY ROOM Window to rear aspect, stainless steel sink, space for white goods, built in storage cupboard.

OFFICE/STUDY 7' 6" x 5' 10" (2.3m x 1.80m) Window to rear aspect.

CLOAKROOM Obscure window to front aspect, heated towel rail, WC, pedestal wash hand basin.

LOBBY/STORE/PLANT ROOM Steps down to plant room housing swimming pool filtration system, storage space, door to garage.

LANDING Leaded light window to front aspect, doors to all rooms, airing cupboard, loft hatch and loft ladder, cupboard housing hot water tank, radiator.

MASTER BEDROOM 11' 5" x 10' 2" (3.5m x 3.1m) Window to rear aspect, a range of fitted wardrobes and drawers, radiator.

ENSUITE Window to rear aspect, three piece suite comprising a corner Jacuzzi bath with shower over, low level WC, pedestal wash hand basin, fully tiled.

BEDROOM TWO 12' 9" x 11' 9" (3.90m x 3.60m)

Window to front aspect, wash hand basin, built in double wardrobe.

ENSUITE Obscure window to front aspect, panel enclosed bath with shower over, low level WC, tiled to principle areas, radiator.

W/C Low level W/C.

FAMILY BATHROOM Bath with shower over, vanity unit with sink, low level W/C, towel rail, window to front aspect.

BEDROOM THREE 12' 9" x 10' 5" (3.90m x 3.20m)

Window to rear aspect, built in mirrored wardrobes, pedestal wash hand basin, radiator.

BEDROOM FOUR 11' 1" x 10' 5" (3.40m x 3.20m)

Window to side aspect, pedestal wash hand basin, radiator.

BEDROOM FIVE/SAUNA/TREATMENT ROOM 11' 1" x 7' 2" (3.40m x 2.20m)

Window to rear aspect, door to balcony, 'Norpe' sauna room, fully tiled single shower cubicle.

BEDROOM SIX 9' 6" x 8' 2" (2.90m x 2.50m)

Window to front aspect, pedestal wash basin.

OUTSIDE The front of the property has two gated entrances, hard standing for several cars, side access to rear garden, mature borders with shrubs and trees. The mature rear garden has an abundance of borders filled with shrubs and trees, recently restored swimming pool, large lawned area with apples trees, outhouse and access to the front.

OUTHOUSE With two separate rooms this area is ideal for storage or conversion and situated to the rear of the garden.

DOUBLE GARAGE Up and over doors, door to the lobby/plant room.



GENERAL INFORMATION

LOCAL SCHOOLS INFORMATION

Infant: Chandler's Ford Infant School

Junior: Merdon Junior School

Secondary: Thornden Secondary School

Sherborne House Private School is also just a short distance away

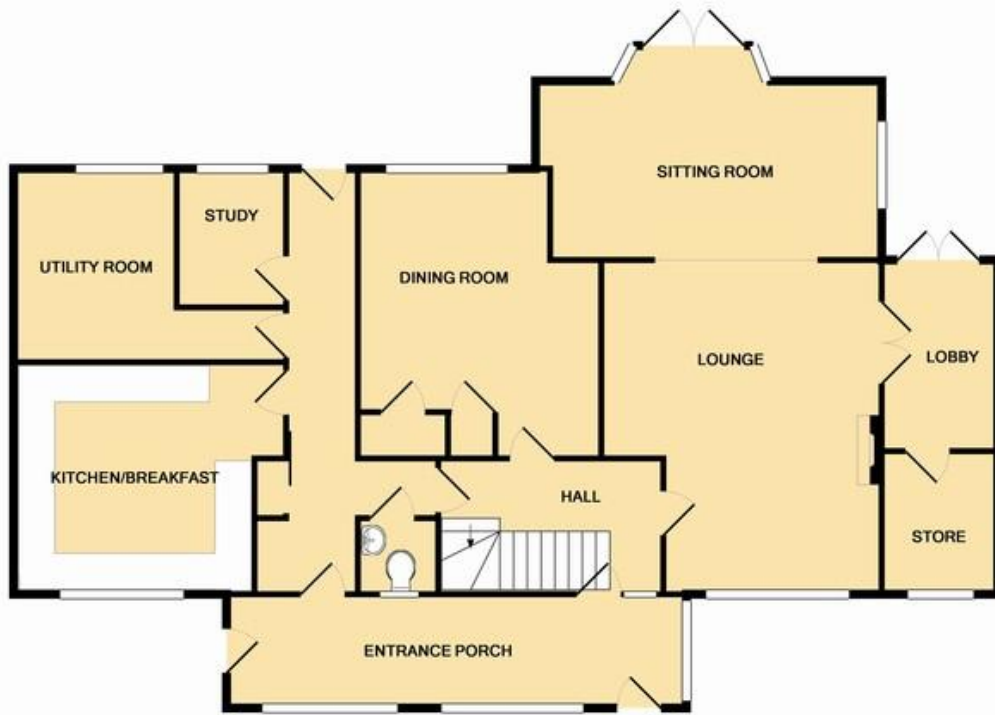
LOCAL AUTHORITY INFORMATION

Eastleigh Borough Council

Tax Band 'G'

EPC RATING D/58



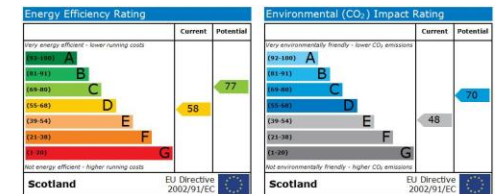


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.

- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



