Lakewood Road, Hiltingbury, Chandler's Ford, SO53 1EX

Jonathan Rees

With attractive character features from the 1930's this modernised detached residence resides in one of Chandler's Ford's most prestigious roads. Set within a generous plot both to the front and rear this wonderful home is positioned comfortably in the Thornden School catchment and just a short walk to the Sherborne House Private School.

£835,000

No Chain
Four Bedrooms
Character Features
Open Fire
Garage and Parking
Thornden School Catchment
Gas Central Heating
Large Garden

THE APPROACH
The driveway provides plenty of parking with access to a garage and rear garden via the side gate.

ENTRANCE HALL Upon entering this modern character home the hall provides plenty of space with access to cloak cupboard, W/C, formal sitting room, dining room and kitchen.

FORMAL SITTING ROOM 13' 11" x 17' 3" (4.24m x 5.26m) With a large bay window to the front aspect and open fire this wood panelled sitting room is a warm addition to any large home.

DINING ROOM 13' 11" x 13' 11" (4.24m x 4.24m) Opening to the sunny conservatory room this dining room is a spacious room to accommodate all the family.

CONSERVATORY 17' 7" x 14' 3" (5.36m x 4.34m) Opening onto the rear garden patio this larger than average conservatory would provide a great space to entertain and enjoy this sunny aspect.

KITCHEN/BREAKFAST ROOM 19' 3" x 10' 10" (5.87m x 3.3m) With modern fittings, wine chiller, cooker with extractor, fitted fridge all neatly arranged under a fine worktop and island consol. The kitchen/breakfast room provides space for the breakfast table and doors to the rear garden and garage.

LANDING Stairs to the ground floor and second floor, doors to all first floor rooms.

MASTER SUITE 18' 7" x 13' 11" (5.66m x 4.24m) With en-suite bathroom and views over the rear garden.

ENSUITE Four piece suite comprising of a shower unit, bath, W/C and sink.

BEDROOM TWO 17' 2" x 14' 0" (5.23m x 4.27m) Benefitting from a large bay window with views to the front.

BEDROOM THREE 11' 11" x 10' 11" (3.63m x 3.33m) With views to the rear.

BEDROOM FOUR 10' 9" x 9' 10" (3.28m x 3m) With views to the front.

STAIRS LEADING TO
LOFT SPACE 10' 11" x 8' 1" (3.33m x 2.46m) Stairs leading to an open area for storage, further storage area, bathroom.

GARAGE 16' 10" x 9' 10" (5.13m x 3m)
Up and over door, door to kitchen, wall mounted boiler and window to side aspect.

GARDEN This secluded garden is circa 217ft and benefits a patio leading to the kitchen and conservatory, side access to the front of the property and large lawned area with mature shrubs.

CONSERVATORY

KITCHEN/BREAKFAST ROOM

DINING ROOM

GARAGE

ENTRANCE HALL

SITTING ROOM

GROUND FLOOR
APPROX. FLOOR
AREA 105.3 SQ.M.
(1133 SQ.FT.)

BEDROOM 3

MASTER BEDROOM

AIRING CUPBOARD

BEDROOM 4

LANDING

BEDROOM 2

1ST FLOOR
APPROX. FLOOR
AREA 83.6 SQ.M.
(900 SQ.FT.)

APPROX. FLOOR
AREA 36.9 SQ.M.
(397 SQ.FT.)

TOTAL APPROX. FLOOR AREA 225.8 SQ.M. (2431 SQ.FT.)

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
Made with Metropix ©2015

Key Information

LOCAL AUTHORITY INFORMATION
Eastleigh Borough Council
Tax Band 'F'

LOCAL SCHOOLS INFORMATION
Infant: Chandler's Ford Infant School
Junior: Merdon Junior School
Secondary: Thornden School
The property is also within walking distance of Sherborne House Private School.

FURTHER INFORMATION
Chandler's Ford provides great access to London, Winchester and Southampton via the Chandler's Ford Railway Station and easy access to the M3 motorway.
The area is well stocked with a variety of popular shops, supermarkets and fantastic schools

EPC RATING
D/58

100 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

t: 023 8027 6500

e: sales@jonathanrees.com

The Property Ombudsman

THE GUILD OF PROFESSIONAL ESTATE AGENTS
GUILDPROPERTY.CO.UK

NAEA
National Association of Estate Agents

Jonathan Rees