



79 Hobb Lane
Hedge End, Southampton, SO30 0GQ

CLARKE MEWS
independent property agents

79 Hobb Lane Hedge End, Southampton

Rare opportunity to purchase a fantastic detached Scandinavian style residence on three floors circa 3500 sqft. Designed by award winning OB Architecture of Winchester.

UNDER FLOOR HEATING| 8.5 YEARS REMAINING OF THE LABC CONSTRUCTION WARRANTY| MVHR (MECHANICAL VENTILATION HEAT RECOVERY) | FIVE/ SIX BEDROOMS | AIR CONDITIONING TO ALL BEDROOMS| UNDERFLOOR HEATING TO ALL GROUND FLOOR AREAS AND BATHROOMS| THREE WET ROOMS | OPEN PLAN LIVING AREA| STRUCTURAL INSULATED PANEL SYSTEM | OAK FLOORING, STAIRS AND OAK INTERNAL FIRE DOORS| GARDEN.

Entrance Hall 4.78m (15'8") x 1.91m (6'3")

Open Planned Living Area With Combined Kitchen And Dining Room 17.91m (58'9") x 4.83m (15'10") Overall.

The lounge area measures 24ft 6ins in width and it reduces to 12ft 8ins in the kitchen area. High end German units comprising Corian worktops, which includes a central island unit, comprising stainless steel sink bowl, boiling water tap, five ring induction hob, fume extractor over, waste disposal unit, separate gas wok burner. Inset in Corian working surface which extends to either side, forming breakfast table and ample storage units below with deep drawer pans etc. There is an additional stainless steel sink inset in Corian which extends to either side with cupboards under. Range of matching suspended wall cabinets incorporating NEFF oven and combination oven and microwave, warming drawer, integrated fridge / freezer, larder unit etc.

Lounge Area 7.01m (23'0") x 4.27m (14'0") Approx
Overlooking rear garden, bamboo flooring, built in electric cinema screen, access by three sets of triple Bi - folding doors. There is Stovax wood burning stove surrounded by slate wall.

Galleried Childs Play Area

Utility Room 2.34m (7'8") x 2.08m (6'10") Plus 6ft door recess
Single drainer stainless steel sink with cupboards under, built in working surface with plumbing for automatic washing machine and drier below, two double suspended wall cabinets. Door to:

Integral Garage 5.18m (17'0") x 2.79m (9'2")
With roller up and over door, electric light, wall mounted gas fired boiler.



Cloakroom Off Utility Room 1.45m (4'9) x 1.17m (3'10)

Corian sink unit, tiled floor, low level WC.

First Floor Landing

Oak flooring and staircase.

Bedroom One 5.94m (19'6) x 4.29m (14'1)

Air filtration unit, pair of double glazed sliding doors to:

Sun Balcony 5.79m (19'0) x 1.52m (5') Approx

Walk In Wardrobe Cupboard For Two

Housing Vallox 150 mvhr (mechanical Ventilation Heat Recovery Unit)

Fully Tiled En Suite Wet Room 2.72m (8'11) x 2.31m (7'7)

Comprising walk – in shower, vanity unit with drawers under, under floor heating, window to flank elevation, low level WC.

Bedroom Two 4.57m (15'0) x 3.89m (12'9)

Window to side elevation, air filtration unit.

Bedroom Five Or Creche 2.72m (8'11) x 2.36m (7'9)

Overlooking Gallery, air filtration unit.

Fully Tiled Wet Room 4.57m(15'0) Maximum x 2.31m (7'7)

Stone resin bath and matching twin basins, illuminated mirrors over, low level WC, Velux window.

Walk – In Linen Cupboard

Housing hot water cylinder and ceramic water filter.

Second Floor Landing

With Oak staircase and flooring.

Bedroom Three 4.34m (14'3) x 4.34m (14'3) Maximum

Air filtration unit, vaulted ceiling, air filtration unit.

Sun Balcony 5.79m (19'0) x 1.52m (5')

Bedroom Four (could easily divide into two bedrooms) 5.97m (19'7) x 5.31m (17'5)

Window to rear elevation, vaulted ceiling, air filtration unit.

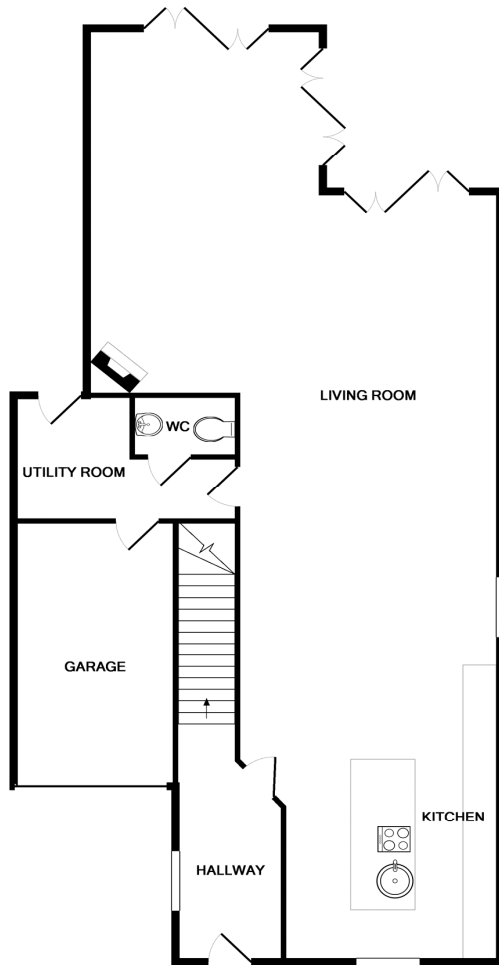
Wet Room 3.3m (10'10) x 2.08m (6'10)

Comprising walk – in shower with overhead rain shower, vanity unit with cupboard under and illuminated mirror over, under floor heating, low level WC, Velux window.

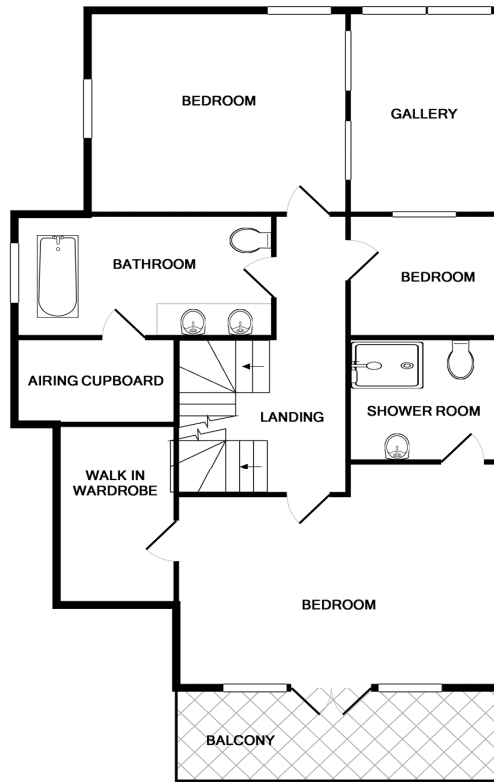
Garden

The Property is approached over a private driveway, which leads to a block paved forecourt providing ample parking for numerous vehicles and access to the integral garage. Pedestrian side access to well screened rear garden, comprising lawn, extensive 'L' shaped decked area, outside lighting etc.

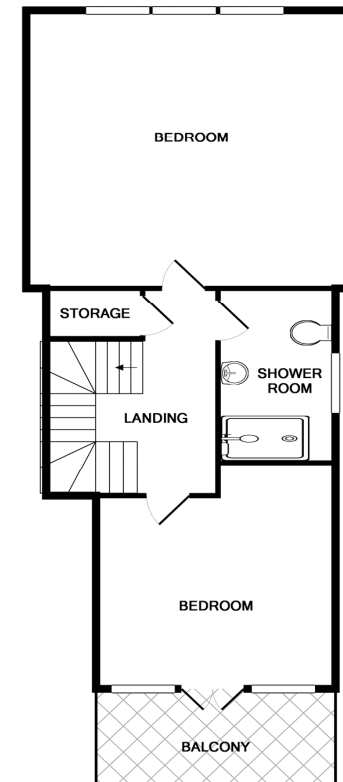




GROUND FLOOR
APPROX. FLOOR
AREA 1381 SQ.FT.
(128.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1096 SQ.FT.
(101.8 SQ.M.)

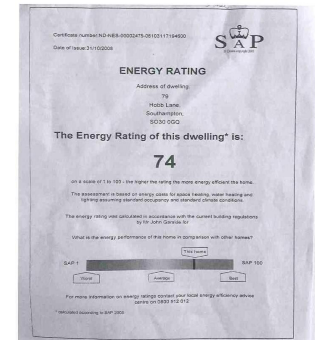


2ND FLOOR
APPROX. FLOOR
AREA 739 SQ.FT.
(68.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3216 SQ.FT. (298.8 SQ.M.)

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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