



Leafy Lane | Whiteley | PO15 7HL

Asking Price £795,000



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W&W are delighted to offer for sale this well presented family home boasting spacious & versatile accommodation including four reception rooms & five double bedrooms. The outside space doesn't disappoint either with vast driveway parking, 18' x 11' garage & landscaped gardens.

Leafy Lane is a sought after location in the village of Whiteley, the M27 & A27 are easily accessible as are Swanwick train station and Southampton Airport. The shopping centre providing a variety of high street shops & eateries is around a 25 minute walk away with short cuts through woodland and around the picturesque ponds. Also within walking distance is the renowned Skylark Golf & Country Club with 18 hole golf course, spa, gym, swimming pool and restaurant.







Highly Impressive Extended & Improved Family Home Sat on Envious Corner Plot

Sought After Leafy Lane Location

Former Show House, one of the largest houses in the development with extension added: 2743sq.ft

Welcoming Entrance Hallway Leading up to Split Level Galleried Landing

Bright & Airy Dual Aspect Lounge Featuring Marble Surround Centre Piece Fireplace

Generous Family Room with Bay Window to Front

Kitchen/Breakfast Room Featuring Oak Worksurfaces Incorporating Butler Sink



'Country Style' Oak Units with Professionally Painted Doors

Integrated Double Oven & Gas Hob

Dining Room Enjoying a Bandstand Bay Window

Rear Lobby Giving Access to the Study & Garage

Ground Floor Cloakroom

Updated Utility Room with Professionally Painted Unit Fronts, Fitted Oak Worksurfaces & Butler Sink

Karndean Art Select Spring Oak Flooring to the Hallway, Kitchen & Utility Room

Vendor has recently fitted new carpets on stairs and upper hallway, plus new open Gas fire in lounge

Master Suite Boasting Dressing Room & En-Suite Shower Room

Four Further Double Bedrooms, Three Benefitting From Built in Wardrobes

En-Suite Shower Room to Second Bedroom

Impressive Modern Four Piece Family Bathroom with Velux Windows

Plenty of Storage Throughout

Installed BT Full Ultrafast Fibre Plus

Solar Panels to Heat Hot Water

Triple Glazed Windows to the Majority of the Front of First Floor

Professionally Painted External Render

Ample Driveway Parking for Numerous Vehicles Leading up to Garage

Landscaped Rear Garden Offering 'In Our Opinion' A Good Degree of Privacy

ADDITIONAL INFORMATION

Property construction - Traditional brick built



Tenure: Freehold

EPC Rating: D

Council Tax Band: G





Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

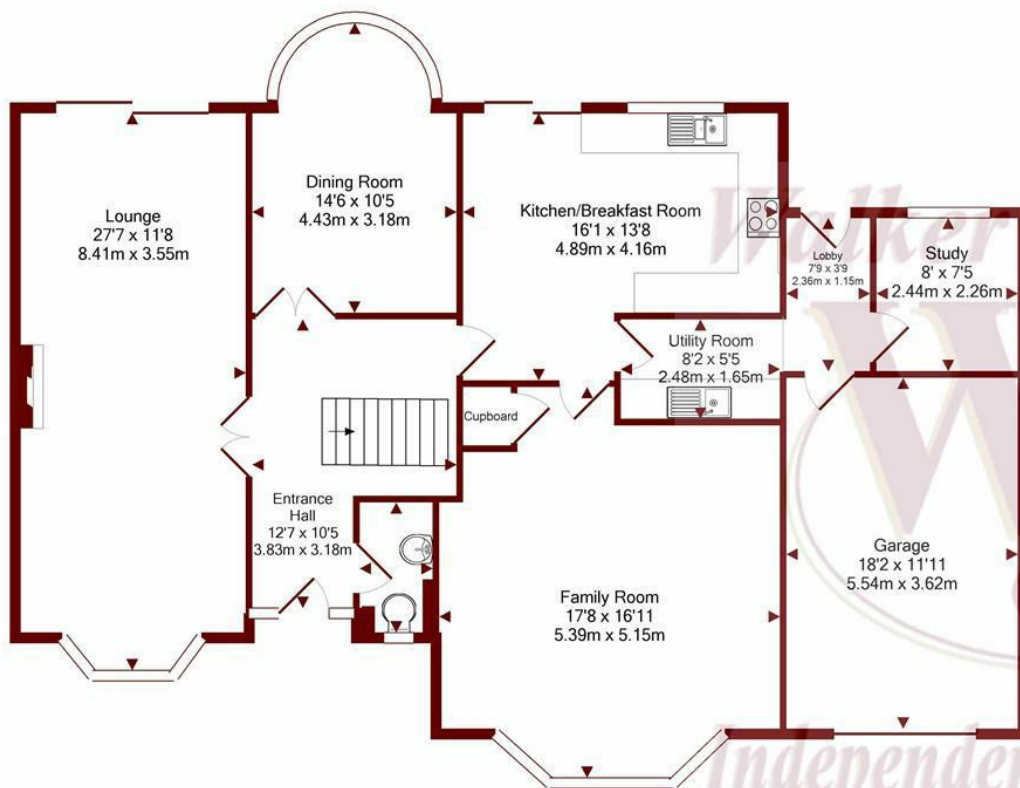
Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that there is ULTRA Fast Fibre To The Property (FTTP), owner currently uses BT with 900MB Download, many other Fibre vendors also available.

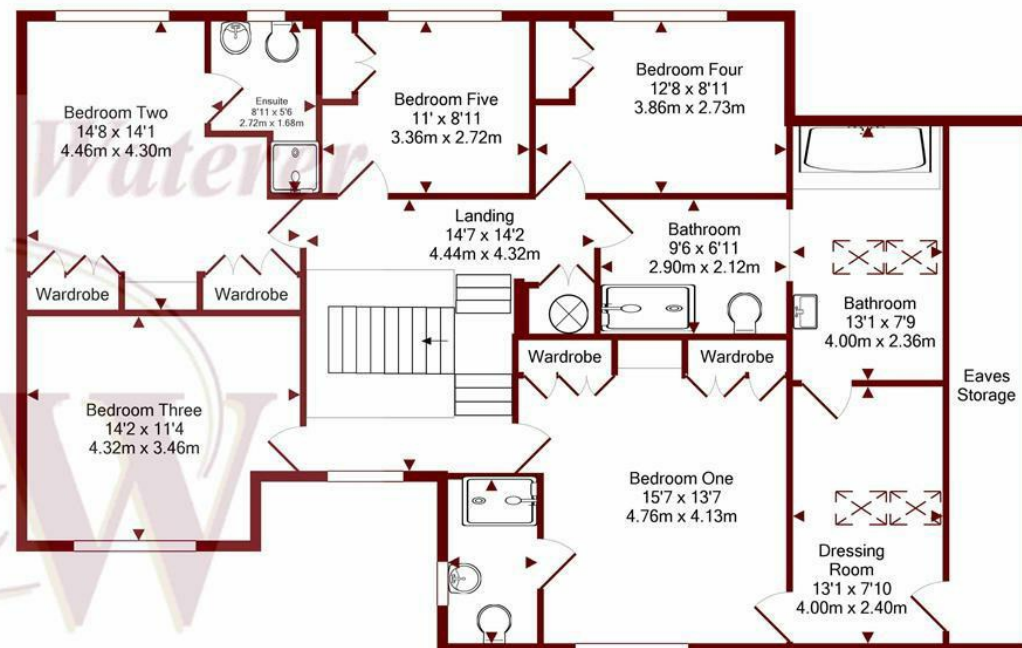
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have very good Mobile signal. Vendor and family use EE & Three. Please check here for all networks - <https://checker.ofcom.org.uk/>





Ground floor  
Approx. Floor  
Area 1436 Sq.Ft.  
(133.4 Sq.M.)



1st floor  
Approx. Floor  
Area 1307 Sq.Ft.  
(121.4 Sq.M.)

Total Approx. Floor Area 2743 Sq.Ft. (254.8 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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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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