



6 Dumpers Drove
Horton Heath
SO50 7DP



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Offers in Excess of £610,000

INTRODUCTION

A beautifully presented, substantial, five bedroom detached family home, set in a quiet cul-de-sac within Horton Heath.

The property offers spacious accommodation briefly comprising; a spacious entrance hall, living room, separate dining room, modern fitted kitchen/breakfast room, utility and ground floor cloakroom.

On the first floor there is large bay fronted master bedroom with walk in dressing room and en-suite, there are a further four bedrooms, a second en-suite and a beautifully appointed family bathroom.

Outside to the front of the property there is a large shingle driveway offering parking for several vehicles and integral double garage. To the rear there is a wonderful south facing landscaped garden.

To fully appreciate both the property's location and the accommodation on offer an early viewing comes highly recommended.



INSIDE

The front door opens into the spacious entrance hall which has stairs leading to the first floor, understairs storage and doors to all principal rooms. A door to one side leads through to the bright and airy dining room which has a double glazed bay window to the front, electric fire with surround and has been laid to wood effect flooring, a set of double doors leads through to the living room with tastefully fitted bookcases with shelving above to either side of the doorway. Double glazed sliding doors then lead out on to the rear garden, with a further two double glazed windows to the side offering plenty of natural light, the room also has a fitted wood burner with surround, adjustable ambient lighting, TV and various power points.

The kitchen/breakfast room has two double glazed windows overlooking the rear garden and has been fitted with a range of grey high gloss wall and base units with cupboards and drawers under, and complimentary white worktops, there is a built in oven, gas hob with extractor over, integrated dishwasher and space for a freestanding fridge freezer with a breakfast bar to one end. There is a door to one side of the room leading to a utility area with matching wall and base units and space and plumbing for an automatic washing machine and tumble dryer, a door leads from the utility room directly out to the rear garden.

There are two further doors from the entrance hall, one of which leads directly to the ground floor cloakroom which has been fitted with a wall mounted wash hand basin and low level WC, with the other offering access to the integral garage space. On the first floor landing there is access to the part boarded loft space which has a loft ladder and light, there are then doors leading to all principal rooms. The spacious master bedroom has a large double



glazed bay window overlooking the front aspect, walk in dressing room and en-suite shower room with window to the side. Bedroom two is a good size double with a window overlooking the rear garden and also benefits from fitted wardrobes to one wall and its own en-suite. There are a further three bedrooms, two of which are double rooms. The well appointed family bathroom has an obscured window to the front and has been fitted with a modern white suite comprising of a panel enclosed bath, wash hand basin set in vanity unit with drawers under and low level WC. The room is tiled to principal area with ceramic tiled flooring.

OUTSIDE

To the front of the property there is a driveway providing off road parking for several vehicles and leading to a double integral garage which has electric up and over doors, power and light.

The garage itself also benefits from a useful office space created with the erection of an insulated stud wall, wood effect vinyl flooring, central heating

and sink area. The remaining front garden has been laid to lawn with a pathway leading to the front door and planted borders, there is also pedestrian side access to the rear garden via a wooden side gate. The large south facing rear garden is fully enclosed and has been beautifully landscaped to provide a paved seating/entertainment area, well stocked borders planted with a variety of flowers, shrubs and trees and wonderful lawned area.

LOCATION

Horton Heath is a semi-rural village with a local shop, popular pub and recreation ground, it also benefits from its own tennis courts and local woodlands with many footpaths and bridleways. Also within catchment for Wyvern College for 11-16 years olds.

The property is just a short drive from Hedge End and its retail park that include M&S and Sainsburys, as well as Eastleigh and its thriving town centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stones throw away and all main motorway access

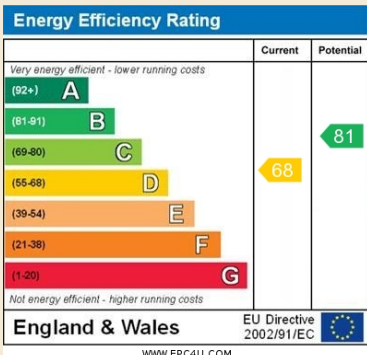


SERVICES

Gas, water, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Eastleigh Borough Council Band F



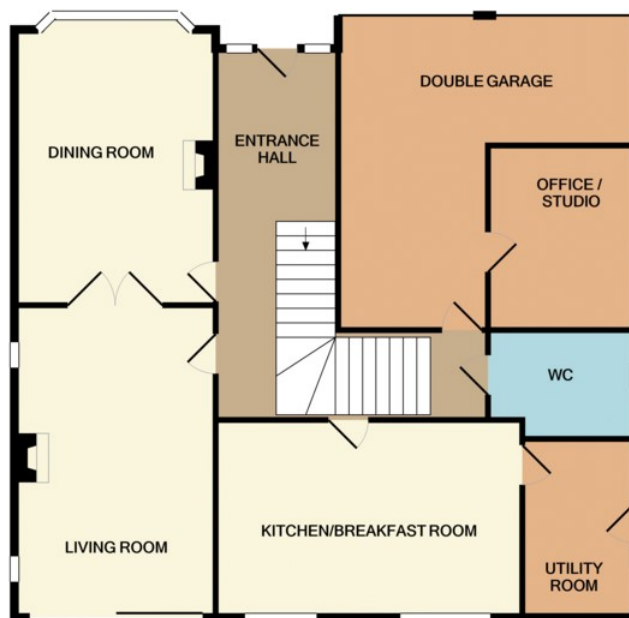
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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MEASUREMENTS:

KITCHEN/BREAKFAST ROOM
16' 8 ft x 11' 6 ft

LIVING ROOM
20' 7 ft x 11' 3 ft

DINING ROOM
13' 9 ft x 11' 3 ft

DOUBLE GARAGE
16' 8 ft x 16' 5 ft

UTILITY ROOM
9' 7 ft x 6' 3 ft

MASTER BEDROOM
13' 3 ft x 11' 3 ft

BEDROOM TWO
12' 2 ft x 11' 6 ft

BEDROOM THREE
11' 9 ft x 11' 3 ft

BEDROOM FOUR
9' 0 ft x 9' 0 ft

BEDROOM FIVE
8' 9 ft x 8' 4 ft

BATHROOM
7' 9 ft x 7' 6 ft

CLOAKROOM
8' 2 ft x 4' 9 ft



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