



26 Burnetts Fields
Horton Heath
SO50 7DH



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Offers in Excess of £520,000

INTRODUCTION

A tastefully extended, four bedroom, semi-detached family home, located within this quiet road in Horton Heath. The property has a lovely light and airy feel throughout with accommodation on the ground floor briefly comprising; a spacious entrance hall, large living room, modern kitchen/dining room, family room, utility and shower room. On the first floor there are four bedrooms, three of which are double with a modern jack and jill style family bathroom.

Outside to the front of the property there is a large garden which has been mainly laid to lawn with planted shrub borders. To the rear there is gated access through to a large driveway providing off road parking for several vehicles and a detached double garage, there is also a substantial outbuilding with its own WC, and finally 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 been laid to 'Karndean' flooring with solid oak doors through to all principal rooms. A door to one side leads through to the bright and airy living room with two double glazed windows to the front and skylights with remote controlled solar powered blinds which add to the bright and airy feel, the room has been tastefully decorated, with carpeted flooring and spotlighting.

A further door then leads through to a separate family room which is currently used as a study, with double glazed window to the front offering wonderful views across the front garden. The ground floor cloakroom has a double glazed window to the front and has been extended to offer a shower cubicle with electric shower, wash hand basin and low level WC.

The kitchen/dining room has been extended and has double glazed French doors that lead out onto the rear garden, the room also has 'Karndean' flooring and spotlighting. The kitchen itself has been fitted with a matching range of wall and base units with cupboards and drawers under, and complimentary wood effect worktops, there is an integrated fridge freezer, dishwasher and wine refrigerator and freestanding range cooker with extractor over, with space and plumbing for a washing machine. A door from the kitchen leads through to a second hallway which has stairs leading to the first floor with storage space under and access to a utility room via a stable style door, there is also a door leading from the utility directly out into the rear garden. On the first floor landing there is access to the fully boarded loft space which has a loft ladder and light, an airing cupboard to one side which houses the new combi boiler and doors leading to all principal rooms.



The master bedroom has a double glazed window overlooking the rear with built in wardrobes to one wall and access to the jack and jill style bathroom via a sliding door. There are then a further three bedrooms, two of which are good size double rooms overlooking the front aspect, with bedroom four overlooking the rear garden. The well appointed family bathroom has an obscured window to the side and has been fitted with a modern white suite comprising of a panel enclosed bath with shower over, wash hand basin set in vanity unit and low level WC. The room is tiled to principal area with ceramic tiled flooring and heated towel rail to one wall.

OUTSIDE

To the front of the property there is a gated entrance leading to a private garden which has been mainly laid to lawn with mature shrub borders and garden shed. To the rear there is gated access to a large driveway providing off road parking for several vehicles and leading to a detached double garage which has up and over doors and two additional rooms with side access. The property also has a 31ft outbuilding with sliding glass doors, mains

plumbing and WC. The attractive 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 routes are also within easy reach.

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 C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		82
B (81-91)		
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

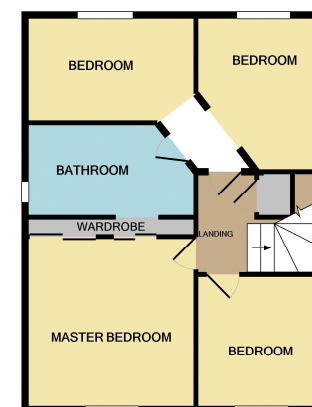
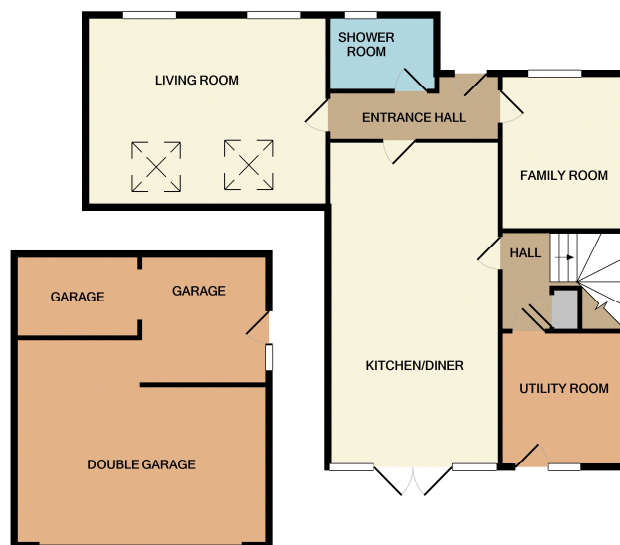
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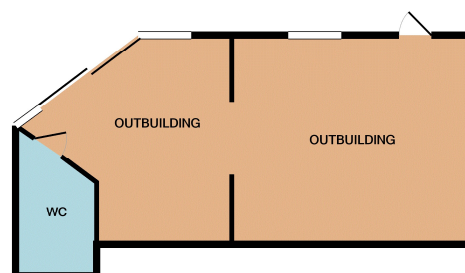
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1ST FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 2099 SQ.FT. (195.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other 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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GROUND FLOOR
APPROX. FLOOR
AREA 1568 SQ.FT.
(145.6 SQ.M.)

MEASUREMENTS:

KITCHEN/DINING ROOM
22' 2 ft x 11' 5 ft

LIVING ROOM
16' 4 ft x 13' 0 ft

FAMILY ROOM
10' 8 ft x 8' 9 ft

DOUBLE GARAGE
27' 5 ft x 16' 6 ft

UTILITY ROOM
9' 3 ft x 7' 4 ft

MASTER BEDROOM
12' 7 ft x 11' 4 ft

BEDROOM TWO
11' 4 ft x 7' 5 ft

BEDROOM THREE
9' 6 ft x 8' 8 ft

BEDROOM FOUR
9' 4 ft x 7' 5 ft

OUTBUILDING
17' 7 ft x 14' 3 ft
14' 3 ft x 13' 5 ft



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