



17 Ascot Road  
Horton Heath  
SO50 7JP





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Offers in Excess of £475,000

#### INTRODUCTION

This beautifully presented four bedroom detached family home has been tastefully refurbished by the current owner and is set within the popular area of Horton Heath.

Accommodation on the ground floor briefly comprises of a modern kitchen/breakfast room, spacious living room, separate dining room, conservatory, utility room and ground floor cloakroom.

On the first floor there is a good size master bedroom with modern en-suite, family bathroom and a further three bedrooms. Outside the property has a drive way with off road parking for two vehicles, integral garage, and a fully Asian inspired landscaped rear garden.

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





#### INSIDE

The property is approached via a paved footpath leading to the composite front door which in turn leads through to a spacious entrance hall which has been laid to grey wood effect laminate flooring with stairs to the first floor and doors to all principal rooms, with two understairs storage cupboards. A door to one side leads through to the ground floor cloakroom which has a window to the front aspect and is fitted with a wash basin and low level W/C. A further door to one side leads into the lovely bright living room which has a double glazed bay window to the front aspect, feature gas fire with surround, grey wood effect laminate flooring, various TV and power points with an opening that leads through to the dining room. The dining room has space for a large dining table and chairs, grey wood effect laminate flooring and bi-fold doors leading to the conservatory. The conservatory has been laid to grey oak effect laminate flooring with double glazed French doors leading out onto the rear garden. To the rear of the property there is a lovely kitchen/breakfast room which has a double glazed window and French doors overlooking the garden, there is an additional door that leads to the utility room and internal access to the garage.

The kitchen itself has been fitted with a matching range of wall and base units with cupboards and drawers under, down lighting, Quartz effect worktops and splashback. There are two integrated electric ovens, a five ring gas hob with extractor over and dishwasher, with additional space for a freestanding fridge freezer and tumble dryer, under counter fridge freezer or wine fridge/cooler, the room has been laid to grey wood effect laminate and tastefully decorated. The theme continues into the breakfast area. The utility room has an external door to the side of the property, lino flooring and matching base units with Quartz effect worktops, an inset square sink with mixer tap and plumbing for a washing machine, with internal door through to the garage. On the first floor landing there are doors leading to all rooms and access to the loft space which is part boarded, a window to the side aspect, there is also a useful airing cupboard with boiler to one side.



The master bedroom has a double glazed window to the front aspect, with fitted wardrobes to one wall, laid carpet and three ceiling lights with fan, the room also benefits from an en-suite shower room with a window to the side aspect and comprising of a shower cubicle with rainfall shower heads, wall mounted wash hand basin set in vanity unit with cupboards under, low level WC, wall mounted chrome heated towel rail, grey lino flooring and complimentary wall tiles. There are then a further three bedrooms, two of which have large storage cupboards/wardrobe space. 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 rainfall shower over, wash hand basin and low level WC set in vanity unit with cupboards under. The room is also fully tiled, with a heated towel rail to one wall.

#### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking for two vehicles with access to the integral garage which has an up

and over door, power and light and is lined with mature hedgerows with a landscaped flower garden to one side. A gate to one side provides pedestrian access through to the fully enclosed rear garden. The garden itself has been lovingly landscaped with an Asian inspired theme and features a pond with bridge leading to a raised deck area, moon gate, a further raised sun deck, She Shed (Summer House), composite black patio tiles, stone circle patio in centre, with the remainder being laid with shingle, stepping stones and is well stocked with a variety of flowers and shrubs with the benefit of mood lighting, additional outside power points and an outside tap.

#### 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 E

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	74	81		
<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				
England & Wales				
EU Directive 2002/91/EC				
				

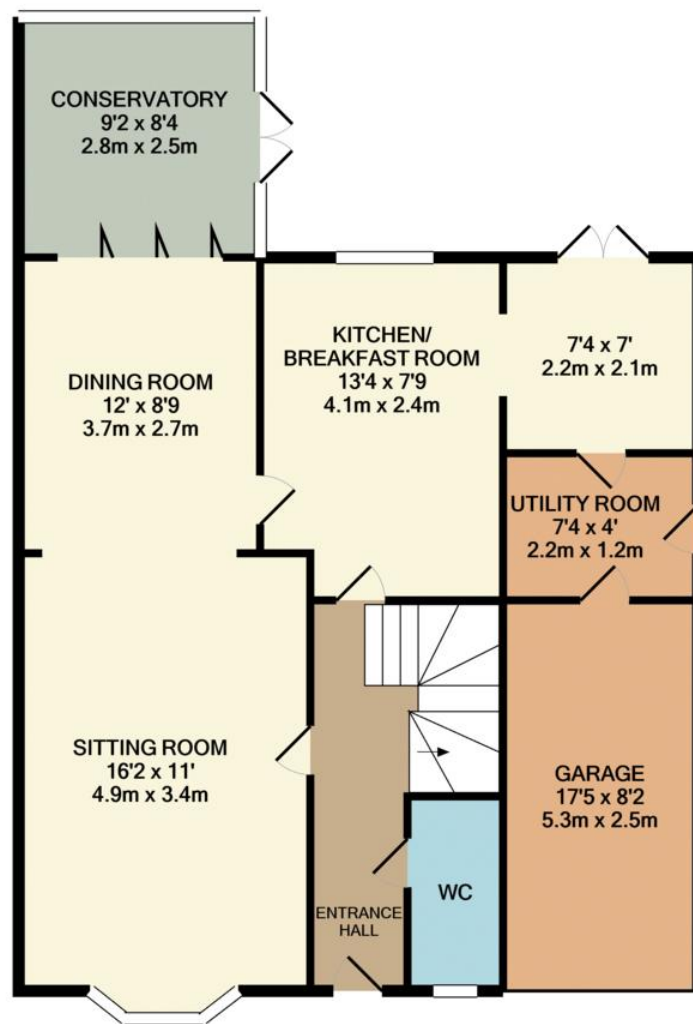
T: 02382 022199

457 Fair Oak Road, Fair Oak, Southampton, Hampshire, SO50 2AJ

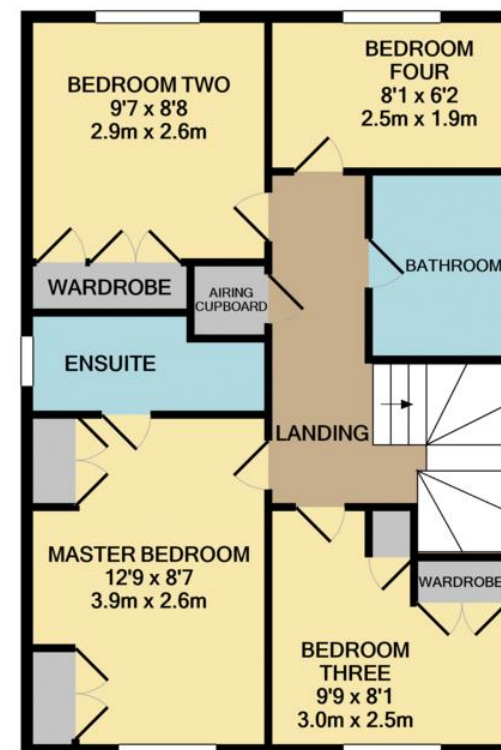
E: fair oak@whiteandguard.com

W: whiteandguard.com

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GROUND FLOOR



1ST FLOOR

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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