



Fernlea
Botley Road
Horton Heath
SO50 7DW



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Offers in Excess of £640,000

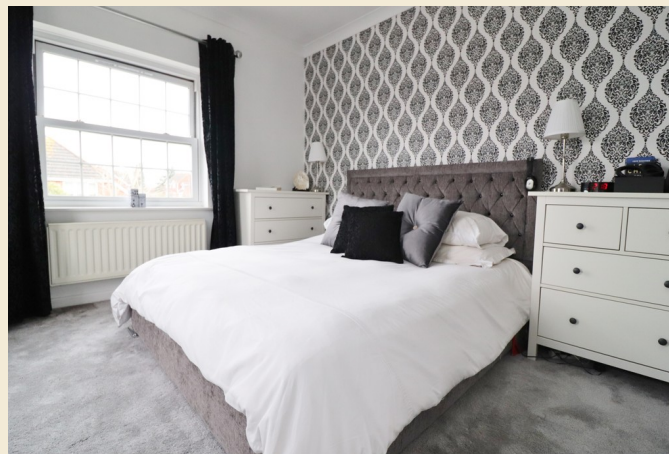
INTRODUCTION

'Fernlea' is a pretty detached Victorian property, situated in the popular area of Horton Heath, full of character and finished immaculately with modern twists. This family home briefly comprises of three reception areas including a stunning kitchen/diner, study, four double bedrooms; en-suite to master, four piece family bathroom and additional downstairs cloakroom.

Externally the property has a sweeping driveway, garage and sizeable rear garden. To fully appreciate both the property's location and the accommodation on offer an early viewing truly is a must.

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.



INSIDE

Coming in from the driveway and entering through the entrance porch which has windows to the side aspects there is a large wooden front door. This opens up in to the open plan sitting room which is close to 20ft in length and has the lovely addition of a wood-burner, as well as large window the front aspect and stairs to the first floor. There is wooden flooring throughout the ground floor, other than the kitchen area. The sitting room flows through to the rest of the ground floor and the study is found at the front of the house. This room is a great workspace with window to the front and storage cupboard. Going through to the rear of the property there is a large L-shaped kitchen diner and family room with bi-folding doors on to the garden. The kitchen is fitted with a range of high-gloss handleless wall and base units with oak-effect work surfaces over with inset sink and drainer and central island. Integrated appliances include double electric oven, refrigerated wine cooler and dishwasher whilst there is a space for American fridge freezer. The room is double aspect with windows to the side and rear aspects and is finished with LED spotlighting, downlighting and plinth lights. The family room, overlooking the garden with bi-folding doors to, is a nice play space. The utility room, which comes off of the kitchen, has undercounter space and plumbing for a washing machine and dryer with further work surfaces over. The downstairs cloakroom, which has a window the side aspect and low-level WC and wash hand basin.

On the first floor, which is accessed via the stairs in the open plan living area on the ground floor, there is access to the loft via hatch and ladder, window to the front aspect on the landing and access to all rooms. The Master bedroom which is at the rear of the property has two windows overlooking the rear and side aspects and fitted wardrobes. There is also a modern en-suite with 'His and Hers' vanity sinks with mirror cupboards over, shower cubicle, low-level WC and heated towel rail. There is also a large obscured window to the side aspect. Bedroom two similarly has a fitted wardrobe and window to the rear. Bedrooms three and four are both at the front of the property with windows to this aspect and built-in storage cupboards. All bedrooms are fitted with carpet and have ample double power sockets and TV points. The family bathroom is a white four piece suite comprising a freestanding bath, shower cubicle, heated towel rail and WC and is finished with tiling to principle areas and the floor.

OUTSIDE

The property is situated behind a large evergreen hedgerow and fencing but has vehicular access with dropped kerbs and sweeping gravel driveway. There is also a large brick-built garage with electric roller door. The enclosed rear garden is west facing, so has afternoon and evening sun through the summer and is mainly laid to lawn with deep planting borders with mature trees and shrubs and there is a raised decked seating area with access from the family room - perfect for a BBQ! There is pedestrian rear access through a wooden gate from the driveway and there is also a UPVC door in to the garage from the garden.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

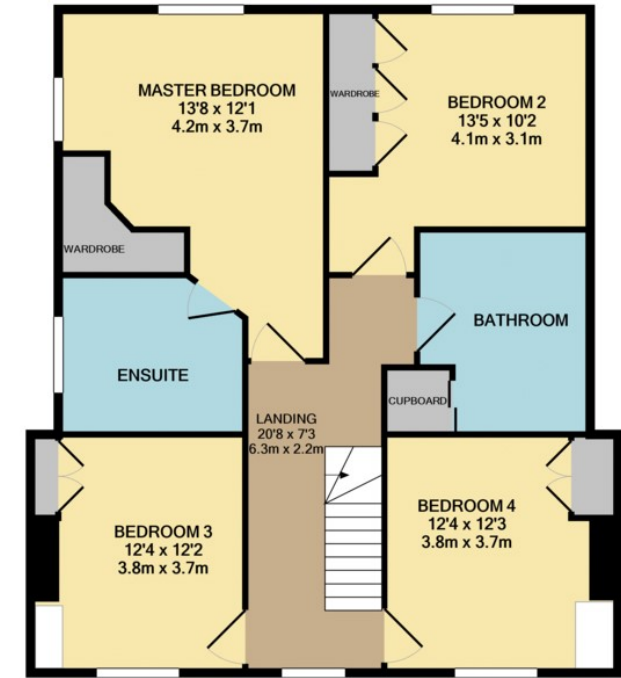
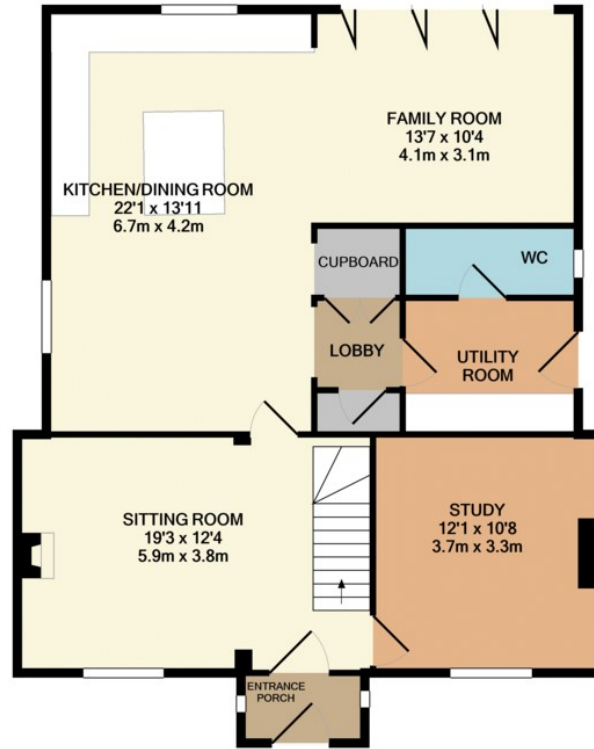
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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. Made with Metropix ©2021



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