



9 The Drove  
Horton Heath  
SO50 7NX





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Offers in Excess of £560,000

#### INTRODUCTION

A wonderful detached four bedroom family home located in the popular area of Horton Heath and rarely available to the market.

This lovely property offers accommodation briefly comprising a spacious lounge, separate dining room, kitchen, conservatory and ground floor cloakroom. On the first floor there are four good size bedrooms, with the master benefitting from an en-suite wet room.

Outside the property has a driveway with off road parking for two vehicles, integral garage and a good size rear garden.

In need of internal modernisation throughout to fully appreciate both the accommodation on offer and the property's location an early viewing comes highly recommended.





## INSIDE

The property is approached via the driveway which leads to the front door, upon entering the property you are welcomed by a large entrance hall which has a set of stairs leading to the first floor landing, storage cupboard to one end, a radiator to one wall, telephone and various power points, the room is laid to carpet and offers access to all principal rooms.

To the right of the entrance hall a door leads through to a wonderful spacious sitting room with feature bay window to the front aspect, there is an electric fireplace with brick built surround and wooden mantle over, a radiator to one wall, TV and various power points. An opening to one end of the room leads through to the dining room, again a light and airy room which has a set of double glazed sliding doors to the rear which leading out to the conservatory. The conservatory is a UPVC and double glazed construction with French doors opening out on to the garden.

To the end of the hall a door to the left leads through to the kitchen which has a double glazed window to the rear aspect and a door to one side that leads through to the utility room. The kitchen itself has been fitted with a range of matching wall and base level units with roll edged worktops, stainless steel sink and drainer with swan neck mixer tap over. There is an electric double oven and gas hob with extractor over, with space and plumbing for a washing machine and tall standing fridge freezer, the room also benefits from tile effect vinyl flooring.

The utility room has an obscured double glazed door leading out to the garden and continues from the kitchen with matching wall and base level units, stainless steel sink with mixer tap over and space and plumbing for a washing machine, the room also houses the



wall mounted boiler and is laid to tile effect vinyl flooring.

To the front of the property a further door on the left leads through to a wonderful family room which has a double glazed window to the front, and offers access through to the integral garage, there is a radiator to one wall and the room is laid to carpet. The ground floor cloakroom has an obscured double glazed window to the front, floor to ceiling ceramic tiling and is fitted with a pedestal wash hand basin and low level WC.

On the first floor landing there is access to the loft space, a window overlooking the front aspect, a useful airing cupboard with water cylinder to one side and doors to all rooms. The master bedroom has a double glazed window overlooking the rear garden, built in wardrobes, radiator to one wall and is laid carpet, the room also benefits from an en-suite wet room comprising of a walk in shower, pedestal wash hand basin and low level WC.

There are then a further three bedrooms, all of which are good size double rooms.

The well appointed family bathroom has an obscured window to the side and has been fitted with a suite comprising of a panel enclosed bath with telephone style shower attachment, pedestal wash hand basin and low level WC.

## OUTSIDE

To the front of the property there is an integral garage with up and over door, driveway providing parking for two vehicles and gated pedestrian side access to the rear garden. The garden is a good size and well presented with paved seating/entertainment area and a number of lean-to style outbuildings which provide useful storage, the rest of the garden is mainly laid to lawn with attractive shrub borders.



## 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

Awaiting EPC

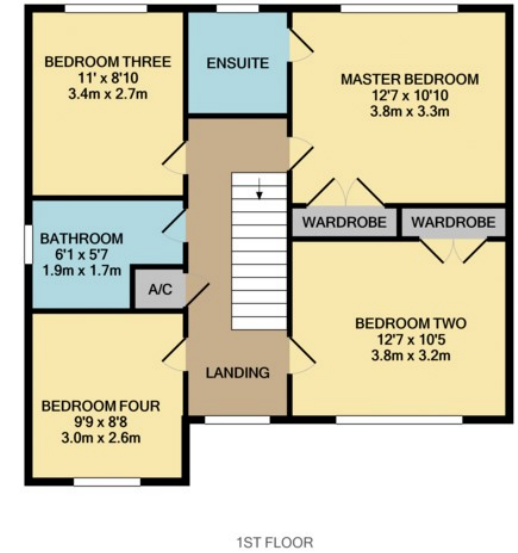
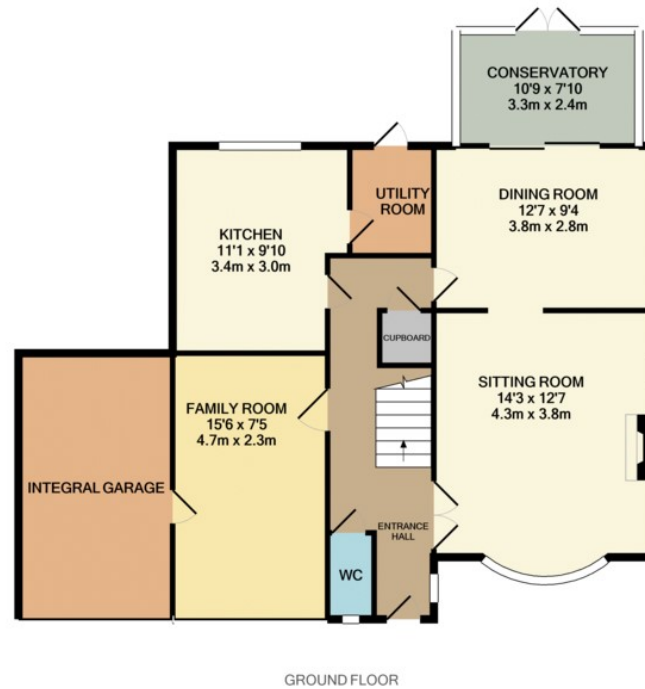
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