



12 Knowle Lane
Horton Heath
SO50 7DX



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Asking Price of £550,000

INTRODUCTION

A stunning, semi-detached four double bedroom extended family home. This lovely family home offers spacious accommodation throughout including three large reception rooms, a modern fitted kitchen/breakfast room, a study, a downstairs cloakroom, family bathroom and en-suite shower room to master. Benefits include a 15ft basement room, beautiful countryside views and a large driveway providing off street parking for at least four vehicles.

The property is located in the popular area of Horton Heath and benefits from being close to local shops, reputable schools, and amenities. Boasting much charm and character throughout with plenty of open living space, perfect for the growing family.

We are expecting a great deal of early interest in this property and internal viewings are strongly recommended to avoid disappointment.



INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor, and doors through to the family room, cloakroom and study. The large family room has a window to the side, storage cupboard and French doors to the sitting room, with feature open fireplace to one wall and wooden flooring, the spacious sitting room has a light and airy feel with French doors leading to the rear garden. The impressive 18ft kitchen/breakfast room has a window to the front and has been fitted with a range of wall and base units and worktops, with feature central island. There is space and plumbing for a range oven, fridge, freezer and dishwasher. Open plan in design and leading to the extended 20ft conservatory/family room offering ample space and versatility, making a great space for entertaining with French doors leading to the rear garden.

On the first floor, the impressive master bedroom has dual aspect windows, fitted wardrobes and en-suite comprising; shower, pedestal hand basin and WC. A further three double bedrooms with windows overlooking the rear aspect. The family bathroom has a window to the front aspect and has been fitted with a white suite comprising; panel bath with shower attachment, pedestal wash hand basin and WC, with heated towel rail to one wall.

OUTSIDE

To the front of the property there is a large driveway providing off road parking for several vehicles, with side access to the extensive garden which has been mainly laid to lawn with patio seating area and open countryside views.

DIRECTIONS

From our office in Fair Oak head east on Fair Oak Road towards Winchester Road, then turn right onto Botley Road (B3354) for approximately 0.7 miles, then turn left onto Knowle Lane, where the property can be found on the left hand side.

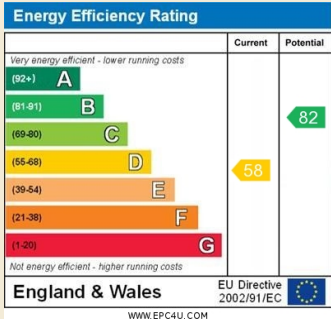


SERVICES

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 D



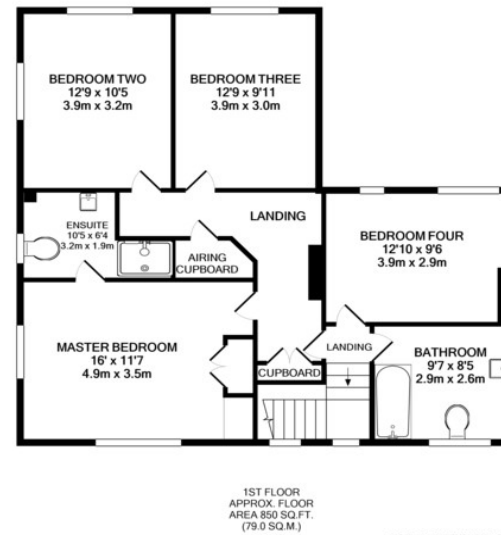
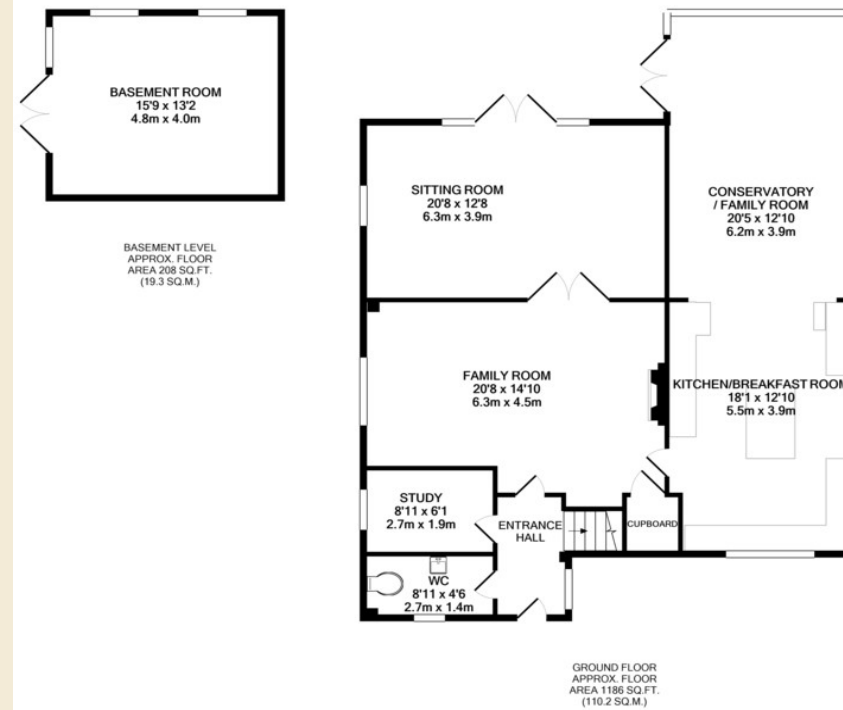
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TOTAL APPROX. FLOOR AREA 2244 SQ.FT. (208.5 SQ.M.)

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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