

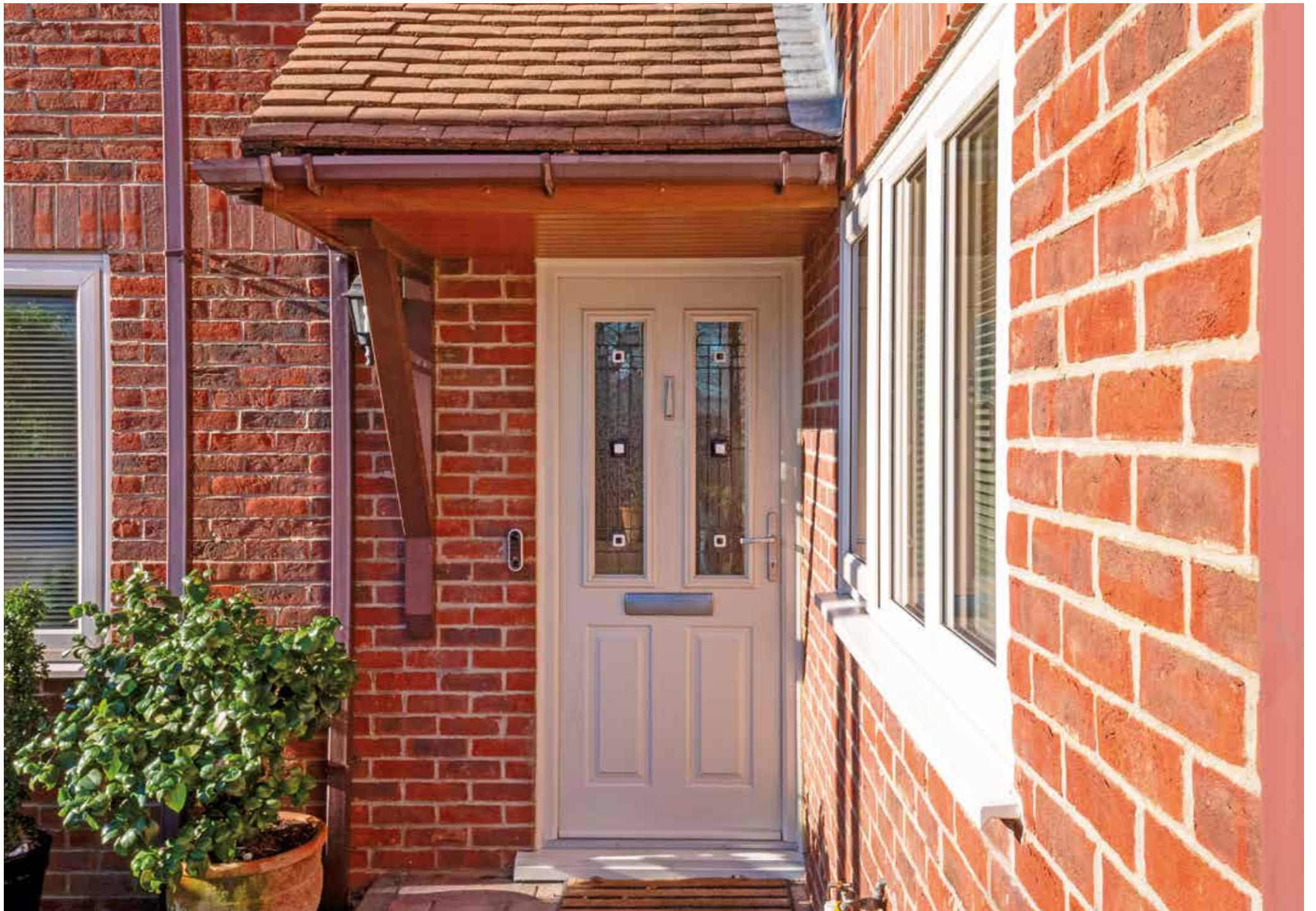


Oak Tree House  
Netley Firs Road | Hedge End | Southampton | Hampshire | SO30 4AZ

# OAK TREE HOUSE



*This distinctive and impeccably presented detached family residence comes complete with a double garage and abundant parking.*



### Ground Floor

The property revolves around an impressive reception hallway featuring porcelain-tiled flooring and an appealing turned staircase leading to the first floor. The expansive ground floor comprises a sitting room with the focal point being the log burner, along with a separate dining room, both granting access to the expansive conservatory at the rear.

The contemporary and custom-designed Leicht kitchen boasts a diverse array of high-quality base and eye-level units with Silestone quartz countertops, including a central island unit. Equipped with fitted Miele appliances, such as a fan oven, combination steam/convection oven, microwave oven with two warming drawers, and a 5-ring induction hob with an extractor fan hood. The kitchen also provides access to the utility room and garage. The kitchen, utility room and hallway feature underfloor heating. The ground floor is further enhanced by a study/home office and a convenient ground floor cloakroom.

### Lower Ground Floor

Two versatile undercroft rooms with one currently used as a workshop and the other as a yoga studio. Both have lighting, power and radiators.















# SELLER INSIGHT

“ Having moved in to Oak Tree House during 2020, we've dedicated ourselves to enhancing many aspects of our home. From replacing the decking area with a low-maintenance composite deck on an aluminium frame, to upgrading the windows to triple-glazed, we've strived to create a contemporary and comfortable living space.”

“The basement, built into the hillside, has been transformed into two distinct rooms – our favourite being the purpose-built wellness room, complete with an energy-efficient sauna. Our primary focus throughout the property has been to maximise natural light. To achieve this, we've taken simple yet effective steps such as replacing outside hedging with fences, allowing ample light to flood into the property.”

“We can enjoy the conservatory year-round thanks to its underfloor heating and fire station doors. However, the true sanctuary lies in the wellness room downstairs – a haven of relaxation and rejuvenation that encapsulates our love for our home.”

“The property's spacious and open-plan layout makes it ideal for hosting gatherings, from festive family Christmases to intimate dinner parties. With waterfalls and ponds in the gardens and a relaxing ambiance throughout, we've cherished many evenings watching the sunset from the comfort of our home.”

“Initially drawn to the area for its proximity to work, we quickly realised that our property was more than just convenient – it was perfect. Surrounded by amenities and a welcoming community, we felt truly at home yet close to excellent transport links to Southampton, Winchester, and London. Although we're no longer tied to the area, our intention was always to establish ourselves here, evidenced by the care and personal touches we've infused into the property.”

“We are spoiled for choice with local eateries and amenities, including a corner shop, pharmacies, local pub, a friendly independent bar and a fantastic fish and chip shop, we've found everything we need within easy reach. The vibrant community spirit, evident in the Neighbourhood Watch and frequent gatherings at the nearby community club, has made us feel safe and supported.”

“As we prepare to move for family reasons, we'll miss the serenity of the ponds and the overall sense of tranquillity that permeates every corner of our home. While we wish we had more time to enjoy both the house and the area, we'll fondly carry memories of our time here – a place that truly felt like home.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





## First Floor

Ascending to the first floor reveals an impressive galleried landing leading to five generously sized bedrooms, two of which feature contemporary en-suite facilities, while the main bedroom includes a Juliette balcony with views of the gardens. The family bathroom showcases a double-width shower, a freestanding slipper bath, and Jack and Jill hand basins.













## Outside

Surrounding the property are meticulously landscaped private gardens, incorporating diverse sections of lawn, artificial turf, well-stocked raised flower borders, and mature garden ponds. The front of the property boasts an extensive block-paved driveway leading to the integral double garage, providing ample parking. At the rear, there is access to two spacious undercroft rooms - one currently utilised as a yoga studio (featuring a full spectrum infrared sauna) and the other as a sizable workshop.









Services, Utilities & Property Information  
Utilities – Mains gas, electricity, water and drainage.

Tenure – Freehold

Local Authority - Eastleigh Borough Council.

Council Tax Band E.

Property Type – Detached House

Construction Type – Standard

Parking – There is a double garage and 3 or 4 off-road parking spaces.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Internet Connection - FTTC Superfast Fibre Broadband connection available.

Special Notes – There are covenants on the property, please speak with the agent for further details. There are trees on the property that are subject to a Tree Preservation Order.

Rights & Easements - There is a right of access over a section of the rear garden to a well, according to the seller.

Directions - what3words: mint.second.plan

#### Agents Notes

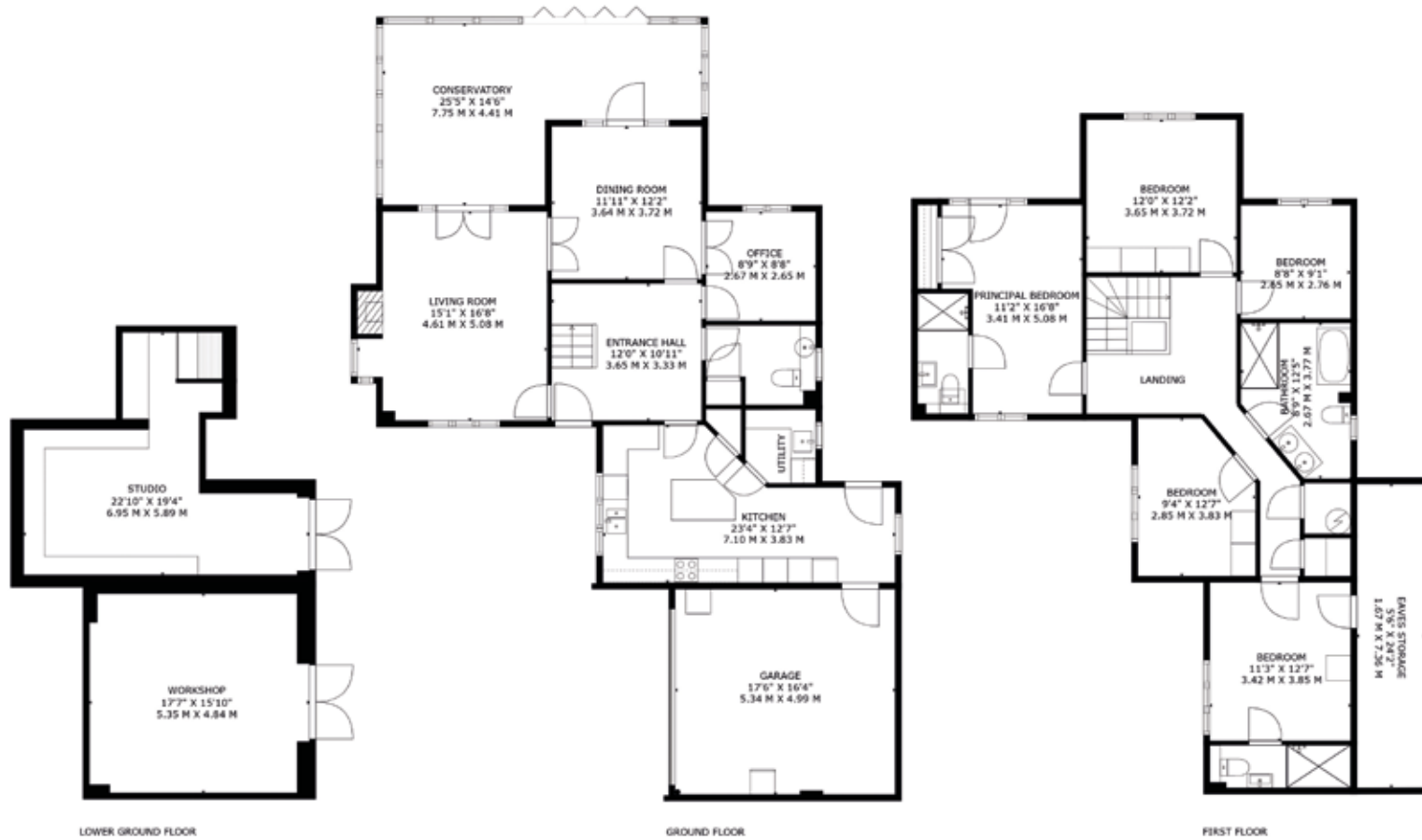
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The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

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Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.





GROSS INTERNAL AREA: 2477 sq ft, 230 m2  
 ADDITIONAL AREAS: WORKSHOP: 287 sq ft, 27 m2. GARAGE: 287 sq ft, 27 m2  
 LOW CEILINGS: 260 sq ft, 24 m2

**OVERALL TOTALS: 3311 sq ft, 307 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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*We value the little things that make a home*



ADAM BARNES

ASSOCIATE AGENT

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As a seasoned estate agent with 17 years of experience in the industry, I have helped numerous clients buy and sell properties with ease, earning a reputation as a trusted and reliable professional.

Having lived in the lovely town of Park Gate and surrounding areas for many years, I am passionate about the area and all that it has to offer. Throughout my career, I have honed my skills in negotiating deals, valuing properties, and providing clients with exceptional customer service. I am always willing to go the extra mile to ensure that my clients receive the best possible experience when buying or selling their homes.

With an extensive knowledge of the property market and a friendly, approachable manner I am always available to answer questions, provide advice, and offer guidance throughout the entire process.

Outside of work, I enjoy spending time with my family, watching and playing a variety of sports and exploring the local countryside.

THE FINE & COUNTRY  
FOUNDATION

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