



**Rowe
& Co.**

15 Hornbeam Gardens, West End
Southampton

£850,000



15 Hornbeam Gardens

West End, Southampton

This truly stunning 4/5 bedroom family home is situated in one of West Ends most requested location with total accommodation approaching 2,450Sqft . The property has been improved by the current owners and offers beautifully presented space throughout. The accommodation briefly comprises on the ground floor a spacious entrance hall, feature 26ft kitchen/dining room, lounge, study, utility room, cloakroom. On the first floor large landing, 4 bedrooms including the master bedroom with dressing room, en-suite and a family bathroom. Stairs lead to a further bedroom with a shower room. Outside the property benefits from beautiful gardens a large driveway and a detached double garage.

Location

The property is located in West End and benefits from being close to local shops and amenities. The Ageas Bowl, David Lloyd Leisure Centre and the M27 motorway links are also close by. The high street hosts an excellent variety of local shops and there is a good choice of popular schools for all ages. Itchen Valley Country Park, whilst Manor Farm Country Park enjoys walks along the Hamble River. The nearby retail park offers superb "out of town" shopping in Hedge End and the nearby Ageas Bowl is the home of Hampshire cricket, hosting international matches and live music events.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Four / Five Bedrooms
- Secluded Garden
- Envious Position
- Highly Desirable Location
- Two En-Suite Rooms

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The front door opens into an entrance hall which has stairs to the first floor and provides access to all main reception rooms. The lounge is a double aspect room with a window to the front and double doors opening out to the rear garden with a in set wood burner. The kitchen/dining room is a particular feature of the property, situated to the rear of the home with windows and doors overlooking the rear. The kitchen measures 26ft in length and has been re-fitted offering a range of wall and base units with granite work tops over, inset sink and drainer. Feature island, induction hob with ceiling extractor, double oven, integrated dishwasher, fridge/freezer. There is the benefit of a separate utility room which has a door to the side and base units with space for appliances. The study can be found to the front of the property with a window to the front aspect. The cloakroom has been re-fitted with a sink unit and WC complementary tiling. On the first floor the spacious landing has windows to both the front and the rear with stairs to the second floor and an airing cupboard. The master bedroom has a window to the rear overlooking the garden a dressing room with fitted wardrobes leading through to the en-suite which is fitted with a shower, WC and wash hand basin with complementary tiling. Bedroom five has been converted by the current owners to provide a large additional dressing room to the master bedroom. Bedroom three has a window to the rear and fitted wardrobes, bedroom four can be found to the front of the property. On the second floor there is an additional bedroom with velux windows and a shower room.

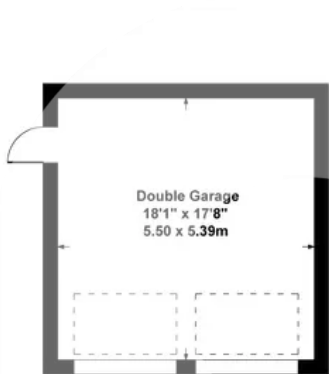
Outside

To the front of the property the driveway provides parking for a number of cars and detached garage which has two up and over doors. There is a lawned front garden and a gate leading through to the rear garden. The rear garden is lawned with a feature deck, paved patio areas, outside kitchen and has been planted with a range of established flower and shrub borders.

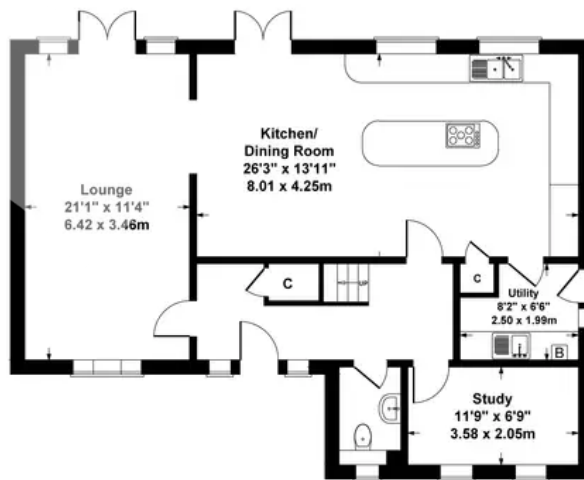


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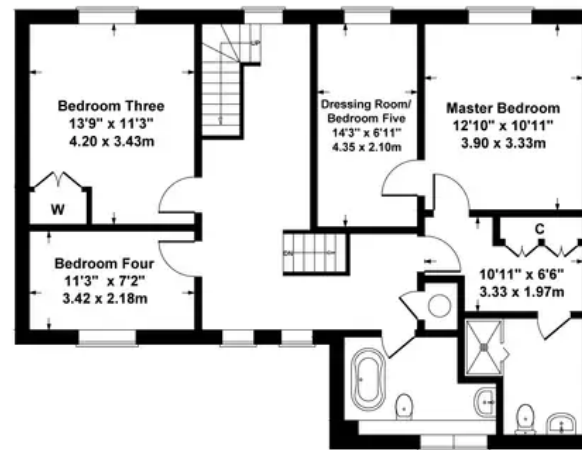
Approximate Gross Internal Area
2443 sq ft - 227 sq m
(Including Garage)



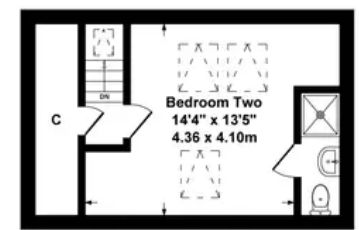
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.



**REQUEST
VIEWING**

(GOTTA BE QUICK!)

