



**Rowe  
& Co.**

**11 Sundays Hill Close, Hedge End**

Southampton

**£650,000**



Rowe  
& Co.



## 11 Sundays Hill Close

Hedge End, Southampton

This truly stunning, four bedroom detached family home is situated down a private drive on the outskirts of Hedge End, tucked away the home is one of only 12 contemporary designed property's and is surrounded by mature trees and woodland.

The property has been finished to a high specification throughout and offers spacious accommodation, the ground floor comprises a large entrance hall, 20ft sitting room, stunning kitchen/dining room and cloakroom. On the first floor there are three double bedrooms, with en-suite to the second bedroom, and a modern family bathroom. The second floor is made up of a stunning master bedroom suite featuring a dressing room and en-suite. The property benefits from a detached double garage, garden office with electrics, ethernet and underfloor heating and there is a beautiful, landscaped rear garden.

### LOCATION

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

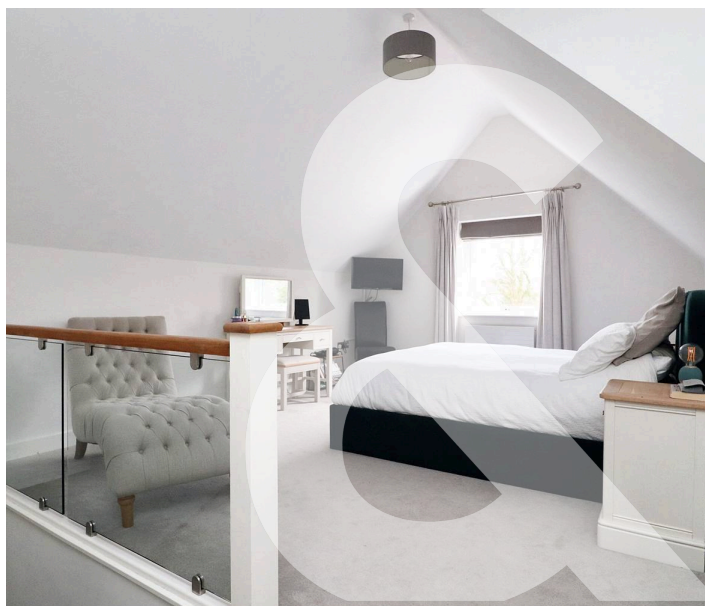
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Double Garage & Driveway
- Four Bedrooms





# 11 Sundays Hill Close

Hedge End, Southampton

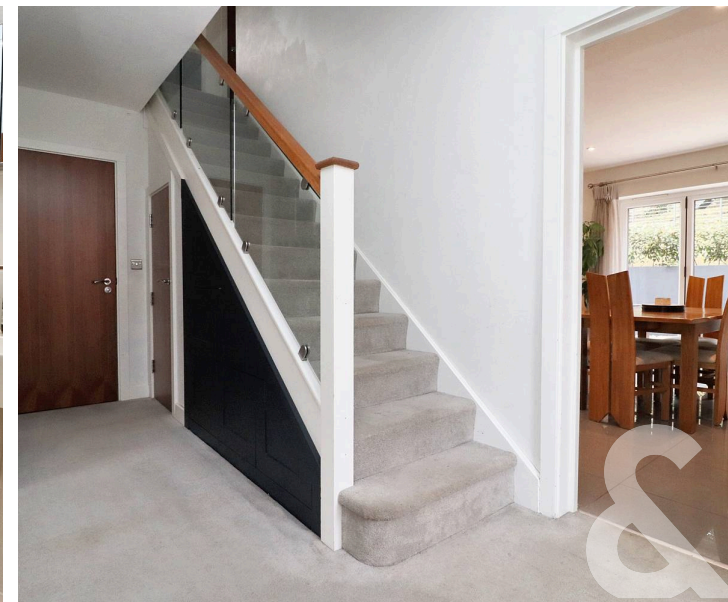
## INSIDE

The front door opens into the large entrance hall which provides access to both the sitting room and the kitchen and has stairs leading to the first floor as well as a storage cupboard and cloakroom. Double doors leads through to the sitting room, which is a large triple aspect room with a windows to the front aspect and the side. The beautiful kitchen/dining room has been fitted with a modern range of high gloss wall and base units with work tops over cupboards and drawers under and a breakfast bar. There is an inset sink unit, hob, electric oven integrated dishwasher and fridge freezer. The room has a lovely aspect out onto the garden with bi-fold doors. Stunning complementary tiling. The modern cloakroom is fitted with a WC and wash hand basin.

On the first floor the landing provides access to three bedrooms and the airing cupboard along with a handy utility area which has been fitted with a range of storage units with work tops over and washing machine. there is a large second bedroom which has a window to the rear of the property and a Juliet balcony overlooking the gardens. There are fitted wardrobes and en-suite facilities. The en-suite has been fitted with a suite comprising a corner shower, sink unit and WC and complementary tiling. Bedrooms three and four are both double aspect rooms and can both be found to the front of the property with windows front and side aspects.

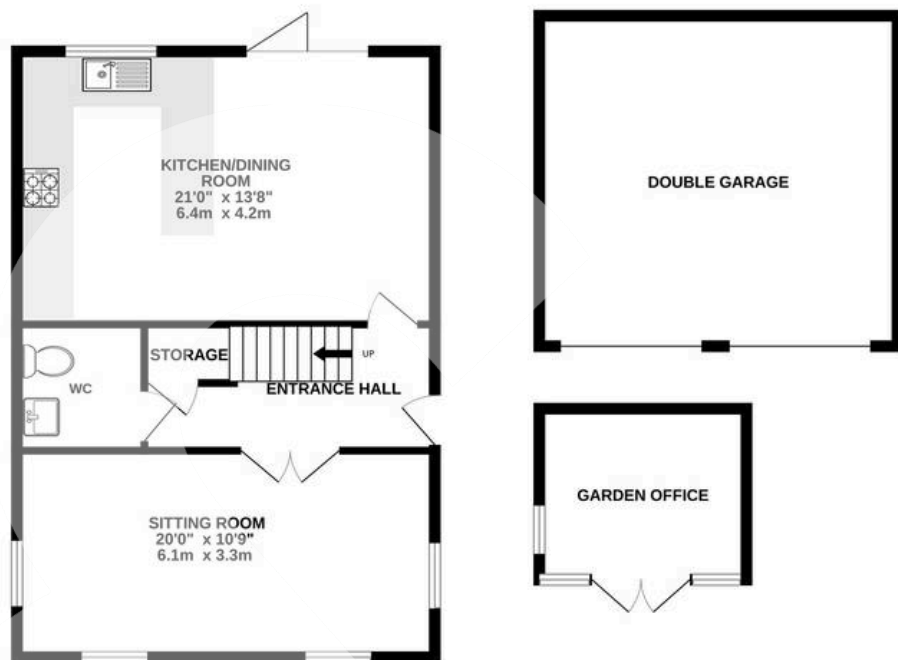
## OUTSIDE

To the front of the property there is a planted garden and allocated parking. The double garage has power roller doors. The rear garden has been landscaped has a large paved patio area with steps up to various levels which are mainly laid to lawn and planted with hedge and shrubs along with established trees. There is the benefit of a garden office, ideal for those who work from home.

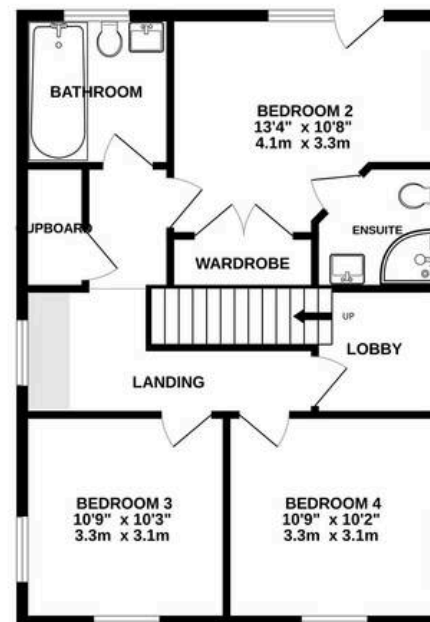




GROUND FLOOR



1ST FLOOR



2ND FLOOR



1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

