



15 Huntingdon Gardens, Horton Heath - SO50 7FH

Offers Over £450,000

WHITE & GUARD

15 Huntingdon Gardens

Horton Heath, Eastleigh

This lovely, four bedroom detached family home has been thoughtfully extended by the current owners with tasteful décor throughout. Situated in the popular racehorse development within Horton Heath close to local schools, shops and amenities. Accommodation briefly comprises a modern, 20ft kitchen/dining/family room, spacious living room, family room, utility and wet room. On the first floor there is a good size master bedroom with en-suite, family bathroom and a further three bedrooms. Outside the property has a driveway with off road parking for up to three vehicles. To fully appreciate both the property's location and the accommodation on offer an early viewing comes highly recommended.

LOCATION

Horton Heath is a semi-rural village with a local shop, popular pubs and recreation ground. It also benefits from its' own tennis courts and local woodlands with many footpaths and bridleways. The location also falls within catchment for Wyvern College for 11-16-year-olds. The property is just a short drive from Hedge End and its retail park that include M&S and Sainsburys, as well as Eastleigh and its thriving town centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stone's throw away and all main motorway access routes are also within easy reach.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- 20FT KITCHEN/DINING/FAMILY ROOM
- SPACIOUS LOUNGE
- FAMILY ROOM
- UTILITY & GROUND FLOOR WETROOM
- ATTRACTIVE GARDEN
- DRIVEWAY & OFF ROAD PARKING
- EASTLEIGH COUNCIL - BAND E
- EPC RATING C - FREEHOLD





INSIDE

Upon entering the property you are welcomed into a spacious entrance hall which has been laid to dark oak effect laminate flooring, with stairs leading to the first floor, an understairs storage cupboard and doors to all reception rooms. A door to the left opens to the light and airy lounge, which has a feature square bay window to the front aspect, inset gas fire with surround to one wall, TV and various power points and is laid to carpet. A further door to the end of the hall leads through to the stunning 20ft kitchen/dining/family room which has a double-glazed window and bifold doors to the rear which open out to the garden. There is a central skylight, spotlighting and the room is laid to dark oak effect flooring. The kitchen itself has been fitted with a range of shaker style wall and base units with complimentary worktops. There is a Range oven with gas hob and extractor over, integrated dishwasher and space for a large fridge freezer, with a breakfast bar to one side with seating space. The dining area offers space for a table and chairs and wall mounted TV. There is also a useful utility room which provides space for a fridge freezer and space and plumbing for a washing machine and tumble dryer, with an external door opening to the side. The garage has been converted to provide a wonderful family room, offering versatile living accommodation with a window to the front aspect, modern downlighting and laid to carpet. There is also the addition of a large wet room which has been tiled to key areas and laid to lino flooring with a window to the side aspect. There is a walk-in electric shower, wash hand basin and WC.

The first floor landing has a window to the side aspect providing plenty of natural light and offers access to the boarded loft space, has an airing cupboard to one side and doors to all accommodation. The master bedroom has two windows to the rear aspect overlooking the garden, fitted wardrobes to one wall and is laid to carpet. A door to one corner leads through to an ensuite shower room which has been fitted with a shower cubicle, pedestal wash hand basin and WC. There are a further three bedrooms, one of which has a large storage cupboard/wardrobe space, with the other benefitting from a dormer, creating a feature bay window to the front aspect and allowing the room to be flooded with light. The well-appointed family bathroom has an obscured window to the side aspect and has been fitted with a suite comprising of a panel enclosed bath, wash hand basin and low-level WC. The room benefits from lino flooring with tiling to key areas.



OUTSIDE

To the front of the property there is a good size driveway providing off road parking for up to three vehicles with a neat garden, selective planting of a variety of shrubs, an area laid to lawn and a wooden storage unit to the side. There is gated pedestrian access to one side through to the fully enclosed garden.

The garden itself has a paved seating area, ideal for entertaining with a fitted gazebo to one corner, leaving the rest mainly laid to lawn with shrub borders. The property benefits from a good amount of privacy due to its location within a quiet cul-de-sac with no through road.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

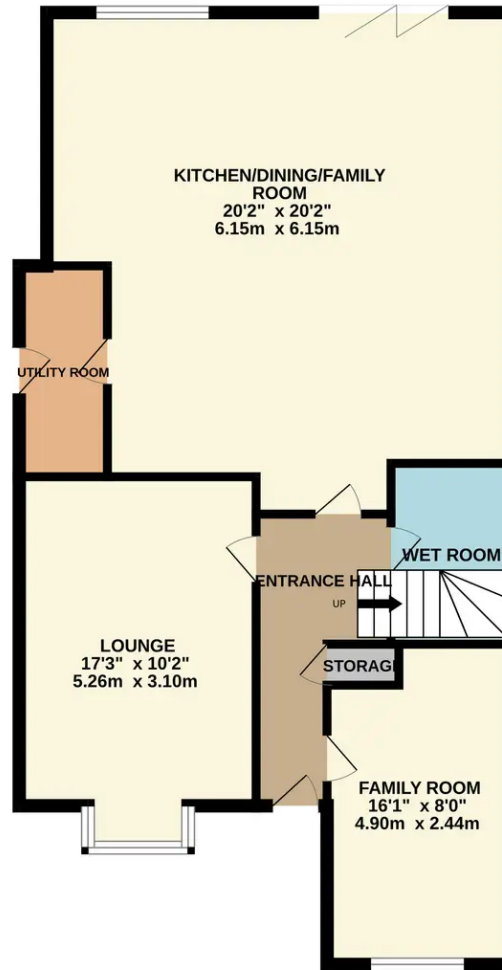


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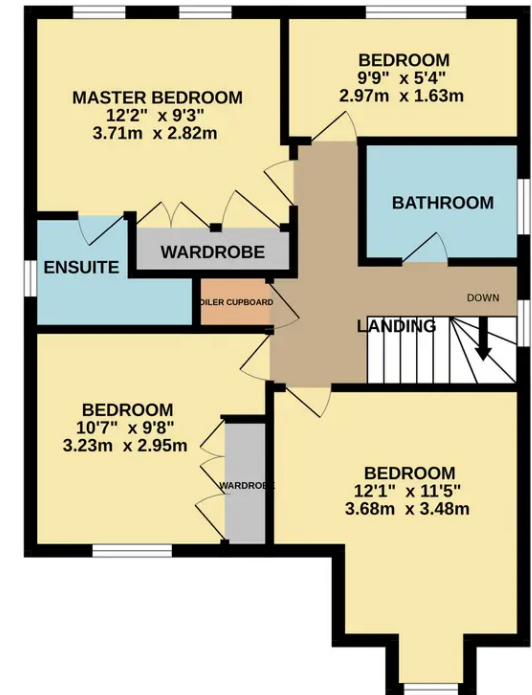
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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