



7 Bramley Gardens, Horton Heath - SO50 7QB

In Excess of £600,000

WHITE & GUARD

7 Bramley Gardens

Horton Heath, Eastleigh

Situated in a quiet corner of this highly desired Cul-de-sac and finished to an exceptionally high standard is this beautiful, four-bedroom detached family home. Accommodation briefly comprises a large reception hall, modern kitchen/dining room, spacious lounge, separate dining room, family room, study, utility, and cloakroom on the ground floor. The first floor offers four well-proportioned bedrooms all with fitted wardrobes with master to en-suite and family bathroom., Outside offers a spacious driveway that can accommodate parking for over five vehicles, a single garage and well maintained, secluded garden to the rear. To fully appreciate this beautiful home an early viewing is highly recommended.

LOCATION

Horton Heath is a semi-rural village with a local shop, popular pub, and recreation ground, it also benefits from its own tennis courts and local woodlands with many footpaths and bridleways. Also, within catchment for Wyvern College for 11-16 years old. 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.

- FREEHOLD EPC - C
- IMMACULATELY PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GARAGE
- EASTLEIGH COUNCIL - BAND F





INSIDE

You enter the property into a spacious entrance hall which has been laid to oak effect Karndean flooring with paneling to one side, doors leading to all principal rooms, under stair storage and stairs leading to the first floor. A door to one side opens into the versatile play / family room which has a window to the front aspect and has been laid to oak effect Karndean flooring. The wonderful 18ft lounge has a bay window to the front aspect and is laid to carpet, there is plenty of space for free standing furniture and an opening to one end leading into the dining room, again laid to carpet with sliding French doors to the rear and space for a large dining table and chairs. The study has a window to the rear aspect and has been laid to carpet with bespoke designed fitted desks and drawers. The contemporary kitchen/dining room has French doors and a window to the rear, spotlights and again is laid to oak effect Karndean flooring with space for a dining table and chairs to one side. The kitchen itself has been fitted with a wonderful range of grey shaker in frame wall and base level units with cupboards and drawers under and complimentary quartz worktops. High end appliances include a double oven, induction hob with extractor over and dishwasher. A further door opens into the utility room which has a window and door to the side aspect, oak effect Karndean flooring and matching units and worktops to the kitchen with a sink and space and plumbing for a washing machine. The cloakroom has been laid to tile flooring with half tiled walls low level W/C and wash hand basin set in vanity units with a heated towel rail.

The first-floor landing has been laid to carpet with access to the airing cupboard, loft and doors leading to all rooms. The spacious master bedroom has a window to the front and has been laid to carpet with fitted wardrobes to one side, this large room has space for large bedroom furniture and a door leading to modern en-suite which has been fully tiled with a window to the front, fitted with a bath with shower over and glass screen, low level W/C and wash hand basin set in vanity units and a wall mounted heated towel rail. Bedroom two again a large double has fitted wardrobes and is laid to carpet with a window to the front aspect. Bedrooms three and four both have windows to the rear with fitted wardrobes and laid to carpet. The modern family bathroom has a window to the rear and has been fully tiled with a panel bath with shower over and glass screen, low level W/C and wash hand basin set in vanity and wall mounted heated towel rail.



OUTSIDE

To the front of the property there is a large driveway offering parking for over five vehicles with further parking available for visitors, EV charger, access to a single garage with up and over door, power, and light. There is gated pedestrian access to the rear garden and mature trees to one side with an area laid to lawn and a selection of planted shrubs. The secluded south facing rear garden has a paved seating/entertainment area and is planted with mature shrub and tree lined borders. There is a large area to the side currently housing a shed that could allow further extension subject to relevant planning.

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.



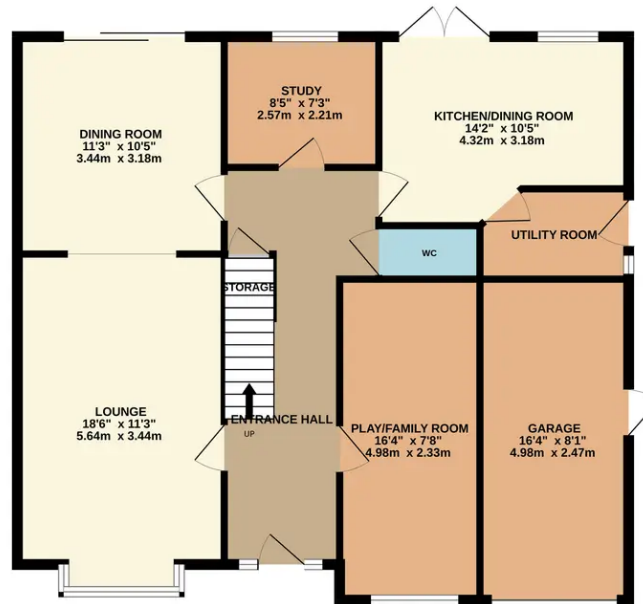
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PRS Property Redress Scheme

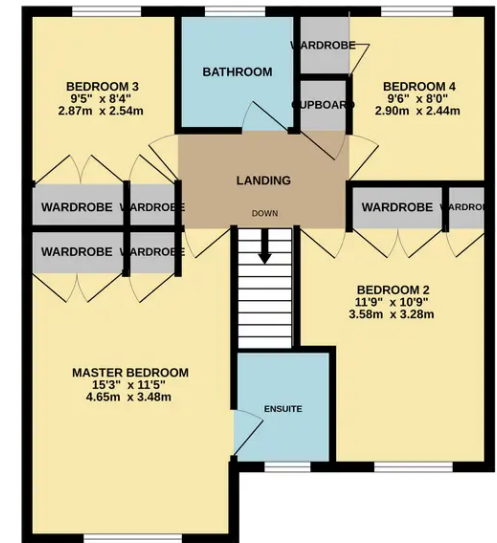
Zoopla



GROUND FLOOR



1ST FLOOR



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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