



2 Westfield Close, Horton Heath - SO50 7PR

In Excess of £650,000

WHITE & GUARD

2 Westfield Close

Horton Heath, Eastleigh

A stunning executive five double bedroom detached family home rarely available to the market. The property has been tastefully renovated to an extremely high specification and has the added benefit of being set within this quiet cul-de-sac in Horton Heath. The property offers spacious accommodation throughout briefly comprising of a spacious entrance hall, living room, 33ft state of the art kitchen/diner, separate study, utility and ground floor cloakroom. On the first floor there is large master bedroom with walk in dressing room and en-suite, with a further four bedrooms and a beautifully appointed bathroom. Outside to the front of the property there is a large block paved driveway providing off road parking for several vehicles and integral double garage. To the rear there is a wonderful south facing garden. 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 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 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 stones throw away and all main motorway access routes are also within easy reach.

- AMPLE OFF ROAD PARKING
- FIVE BEDROOMS
- 33FT BEAUTIFUL KITCHEN/DINER
- STUNNING EXECUTIVE HOME
- MASTER WITH EN-SUITE/DRESSING ROOM
- DOUBLE GARAGE
- SOUTH FACING GARDEN
- SEPARATE STUDY & UTILITY
- EPC GRADE C - FREEHOLD
- EASTLEIGH COUNCIL - BAND F





The front door opens into the spacious entrance hall with stairs to the first floor, oak doors to all principal rooms and storage cupboard, The hall leads through to the bright and airy living room with an attractive feature wall and electric fireplace. There are double glazed French doors fitted with blinds that lead out to the rear garden, TV and various power points, spot lighting and wood effect flooring. The room also has a set of double doors through to the wonderful kitchen/diner. The stunning dual aspect kitchen/diner measures over 33ft and has two double glazed windows to the front aspect with a set of French doors leading out to the rear garden. The kitchen is finished to an extremely high specification and fitted with a range of matching wall and base units with granite worktops, inset sink with instant hot tap and waste disposal. There are a range of integrated appliances including; a double oven, five ring gas hob with extractor over, dual fridge drawers, dishwasher, microwave, integrated wine cooler/fridge and space for an American style fridge/freezer. The room has been finished to match the living space with wood effect flooring, venetian blinds, spotlighting and radiators. The large utility room has a double glazed window to the rear aspect and a door leading to the rear garden. The room compliments the kitchen with matching wall units, granite worktops and wood effect flooring and has space for a washing machine and tumble dryer. There is also a door that leads directly through to the integral double garage which houses a brand new boiler. To the front is a spacious study with a double glazed window, wood effect flooring, spotlighting and fitted with a range of custom made office furniture. The modern cloakroom has a window to the side, WC, wash hand basin set in vanity unit, heated towel rail and marble tiling completes the ground floor accommodation. On the first floor landing there are doors leading to all rooms, double glazed window to the side with access to the loft which is part boarded and lighting. There is also a useful airing cupboard. The master bedroom is a large dual aspect room, fitted carpet throughout and offers a walk in dressing room and separate en-suite comprising of a shower cubicle, wash hand basin set in vanity unit and low level WC with marble tiling. There are then a further two double bedrooms with fitted wardrobes to both. Bedrooms four and five both again offer fitted wardrobes. The family bathroom has an obscured window to the side and fitted with a modern white suite comprising of a panel enclosed bath, walk in shower cubicle, wash hand basin set in vanity unit and low level WC. Marble effect tiling and heated towel rail.



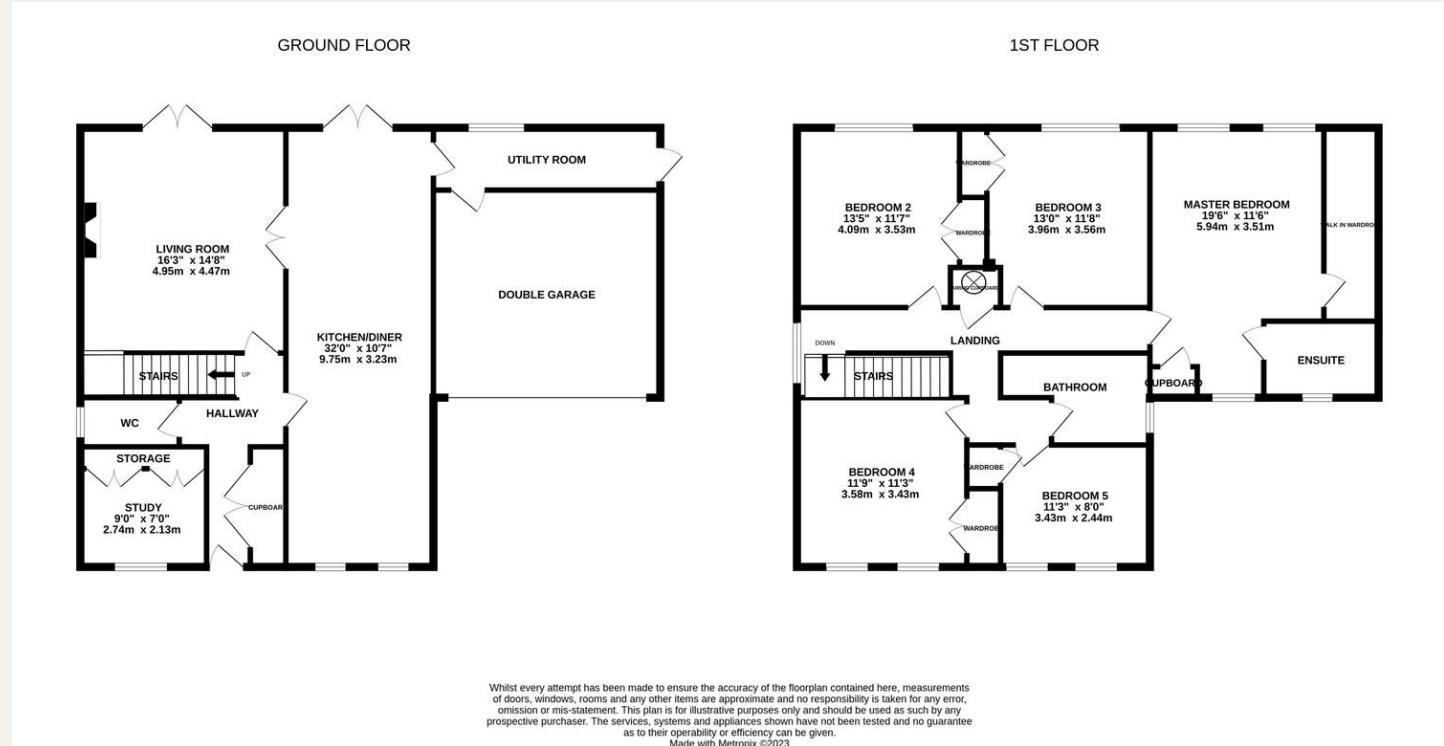
OUTSIDE

To the front of the property there is a large block paved driveway providing off road parking for several vehicles with access to the integral double garage which has electric roller doors, power and light. A gate to one side provides pedestrian access through to the fully enclosed, south facing garden. The garden itself has a lovely private aspect and offers a large seating/entertainment area laid to Indian sandstone leaving the rest of the garden mainly laid to lawn with the added benefit of newly fitted fencing.

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.



T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com