



5 York Close, Horton Heath - SO50 7PX

Guide Price £525,000

WHITE & GUARD



# 5 York Close

## Horton Heath, Eastleigh

This well presented four-bedroom detached family home is set within a quiet cul-de-sac in the popular area of Horton Heath. Accommodation on the ground floor briefly comprises of a modern kitchen, spacious sitting room, separate dining room, conservatory, and ground floor cloakroom. On the first floor there is a good size master bedroom with en-suite, a further three bedrooms beautifully appointed family bathroom. Outside the property has a large driveway with off road parking for several vehicles, a detached double garage with power and lighting connected and a generous size rear garden with summerhouse. To fully appreciate both the property's location and the accommodation on offer an early viewing comes highly recommended.

### LOCATION

The property is situated at the end of a cul de sac and 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 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. 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 and holds academy status.

- EASTLEIGH COUNCIL BAND E
- EPC RATING C
- FREEHOLD
- MODERN FITTED KITCHEN
- SPACIOUS SITTING ROOM
- DETACHED FAMILY HOME
- GARDEN WITH SUMMER HOUSE
- CONSERVATORY & CLOAKROOM
- DOUBLE GARAGE & OFF ROAD PARKING







## INSIDE

The house is approached via a driveway leading to a covered entrance porch and a double glazed front door which then leads through to the entrance hall which is a well-proportioned hallway, has light laminate flooring, a turned staircase providing access to the first floor and a door to one side leading through to a modern downstairs cloakroom. A further door from one end of the hallway then leads through to a sitting room which has a double glazed window to the front, a set of French doors leading through to the garden. The family room which is a well-proportioned room is currently being used as a snug. The heart of the house has to be the kitchen/breakfast room which has a double glazed window which enjoys views over the rear garden and is fitted with a matching range of wall and base units with cupboards and drawers under. There is a one and a half bowl ceramic sink unit, and space for a double Range style cooker, plumbing space for an automatic washing machine and further appliance space. There are door to one side providing access through to the side garden and a further door patio door leading to the conservatory. The conservatory is double glazed with double patio doors to the rear garden.

On the first floor there is a galleried landing overlooking the hallway, access to a good size loft space which is part boarded and has light and ladder with a door at one end of the hallway then leading through to the master bedroom which has two double glazed windows to the rear, TV and various power points and a door to one side of the room that leads through to a modern en-suite shower room which has a double glazed window to the rear with suite comprising a double width shower cubicle, matching wash hand basin and WC. Bedroom two, which is also a good size double room overlooks the rear garden. Bedroom three has two double glazed windows to the front and bedroom four also overlooks the front of the property. The family bathroom has an obscured double glazed window to the side and has been fitted with a modern suite comprising a panel enclosed bath with shower over, wash hand basin and WC.



## OUTSIDE

To the front of the property there is a driveway providing ample off road parking for several cars, leading to the detached double garage which has power and light. The rear garden has side access with an adjoining patio area and is mainly laid to lawn.

## SERVICES:

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

Broadband: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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## 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.



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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