



1 Cedar Row Botley Road, Horton Heath - SO50 7FJ

In Excess of £450,000

WHITE & GUARD

1 Cedar Row Botley Road

Horton Heath, Eastleigh

INTRODUCTION

We are delighted to offer this desirable, four bedroom detached home set down a private driveway on an exclusive development in Horton Heath. This ideal family home is well presented throughout with accommodation including an open planned sitting/ dining room with patio doors to the garden, kitchen, a family bathroom and the master bedroom has an ensuite. There is an enclosed rear garden and a parking to the front.

LOCATION

The property is located in the semi-rural village of Horton Heath with the pretty village of Fair Oak on its doorstep, which has some popular pubs, a local butcher, bakers and several other small independent shops. The property is also within catchment for Wyvern College which caters for 11-16 year olds and has academy status. Hedge End and its thriving retail park that includes M&S and Sainsburys are also close by. Eastleigh Town Centre is also nearby which has a broad range of shops, amenities and has a mainline railway station. Southampton Airport is only a stones throw away as are all main motorway access routes.

- EASTLEIGH COUNCIL BAND D
- EPC RATING C
- FREEHOLD
- DETACHED FOUR BEDROOM FAMILY HOME
- SET IN AN EXCLUSION DEVELOPMENT
- LOUNGE / DINER
- ENSUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN
- PARKING TO THE FRONT OF THE PROPERTY





INSIDE

The property is approached via a private driveway, with a pavement leading to a glazed front door. There is an entrance hall with a cloakroom with WC and a door to the right leading to the modern fitted kitchen with a range of eye and floor level units in white, there are contemporary work surfaces with an inset one and a half bowl single drainer sink unit, a window overlooking the front and space for a dishwasher and washing machine. The sitting/ dining room spans the width of the rear of the property and has wood laminate flooring and patio doors to the rear garden.

The upstairs offers four, good sized bedrooms with an ensuite to master bedroom and the remaining bedrooms are serviced by a modern family bathroom.

OUTSIDE

Externally the property offers parking spaces directly to the front and side access is via a pedestrian gate to the rear garden. The rear garden is mostly laid to lawn with a paved seating area and hard standing area with an outbuilding. The garden is fully enclosed and secure by panel enclosed 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.

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.



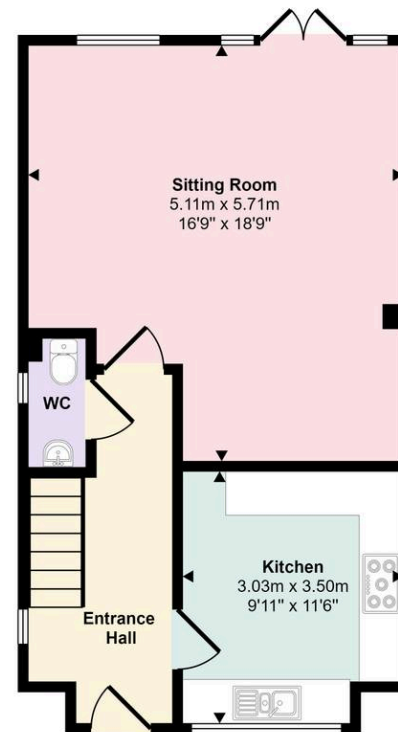
rightmove

PRS Property Redress Scheme

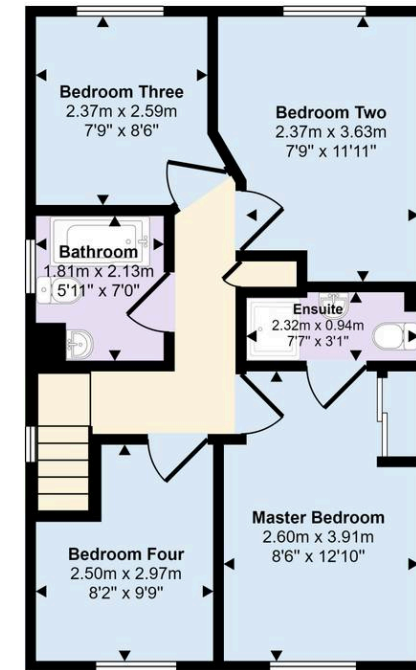
Zoopla



Approx Gross Internal Area
94 sq m / 1011 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft



First Floor
Approx 47 sq m / 502 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.