



53 Angelica Gardens, Horton Heath - SO50 7PA
£575,000

WHITE & GUARD

53 Angelica Gardens

Horton Heath, Eastleigh

INTRODUCTION

Situated in a desirable pocket of Horton Heath, this beautiful four-bedroom corner plot detached family home. Accommodation on the ground floor comprises of an entrance hall, spacious lounge, large kitchen / dining room, conservatory, study and cloakroom. On the first floor there are four good sized bedrooms, en-suite to the master and modern family bathroom. Outside benefits from a driveway providing off road parking, leading to a garage and a corner enclosed wrap around garden with a gate accessing woodlands and footpaths. This sizeable family home is in a desirable setting; therefore, an early viewing is advised.

LOCATION

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 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. 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, it is within catchment for Wyvern College for 11-16 years old's, which holds academy status.

- EASTLEIGH COUNCIL BAND E
- EPC ORDERED
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GARAGE
- WRAP AROUND GARDEN





INSIDE

You enter the property into an entrance hall which has been laid to oak effect flooring with doors leading to all rooms and stairs to the first floor. There is a bright and airy sitting room which has patio doors opening to the conservatory and a feature fireplace with a stone surround. The wonderful kitchen dining room has oak effect flooring with triple aspect windows to the front and rear aspect and double glazed French doors leading to the side patio garden. The kitchen has been fitted with a range of wall and base level units with complimentary worktops, appliances include a double oven, five ring gas hob with extractor over, dishwasher and space for a large fridge freezer. Leading from the entrance hall there is a door to the study with a double cupboard, a window overlooking the front and from there is the access to the garage. The ground floor cloakroom has a window to the front aspect, tiled flooring, low level W/C, wash hand basin and heated towel rail. There is a double glazed conservatory with laminate flooring and patio doors opening onto the garden.

The first-floor landing has doors to all rooms, airing cupboard, loft access. The wonderful master suite has built in wardrobes and a front aspect window. There is an ensuite with shower cubicle, vanity wash hand basin and WC. The ensuite has tiled walls and floor and a window to the side. Bedroom two has a window to the front aspect and has a built-in wardrobe, bedroom three has a window to the rear aspect, also with a built in wardrobe and bedroom four is currently used as a study. The modern family bathroom has a window to the rear aspect a panel enclosed bath with a mixer tap and overhead shower, low level W/C, wash hand basin and heated towel rail.



OUTSIDE

To the front of the property is accessed via driveway accommodating parking for multiple vehicles, flower beds, garage and pedestrian gated with side access to the rear. The gardens are divided into a practical vegetable patch side garden, side patio garden with seating area and flower beds and a rear garden which is mainly laid to lawn with an adjoining patio area and surrounded bed flower boarders. The gardens wrap around the property and have a gated access to the woodland and pathways.

There is an integral garage with an up and over door power and light and a pedestrian door to the garden. There is plumbing for a washing machine, space for a tumble dryer, a worktop and a wall mounted Worcester boiler.

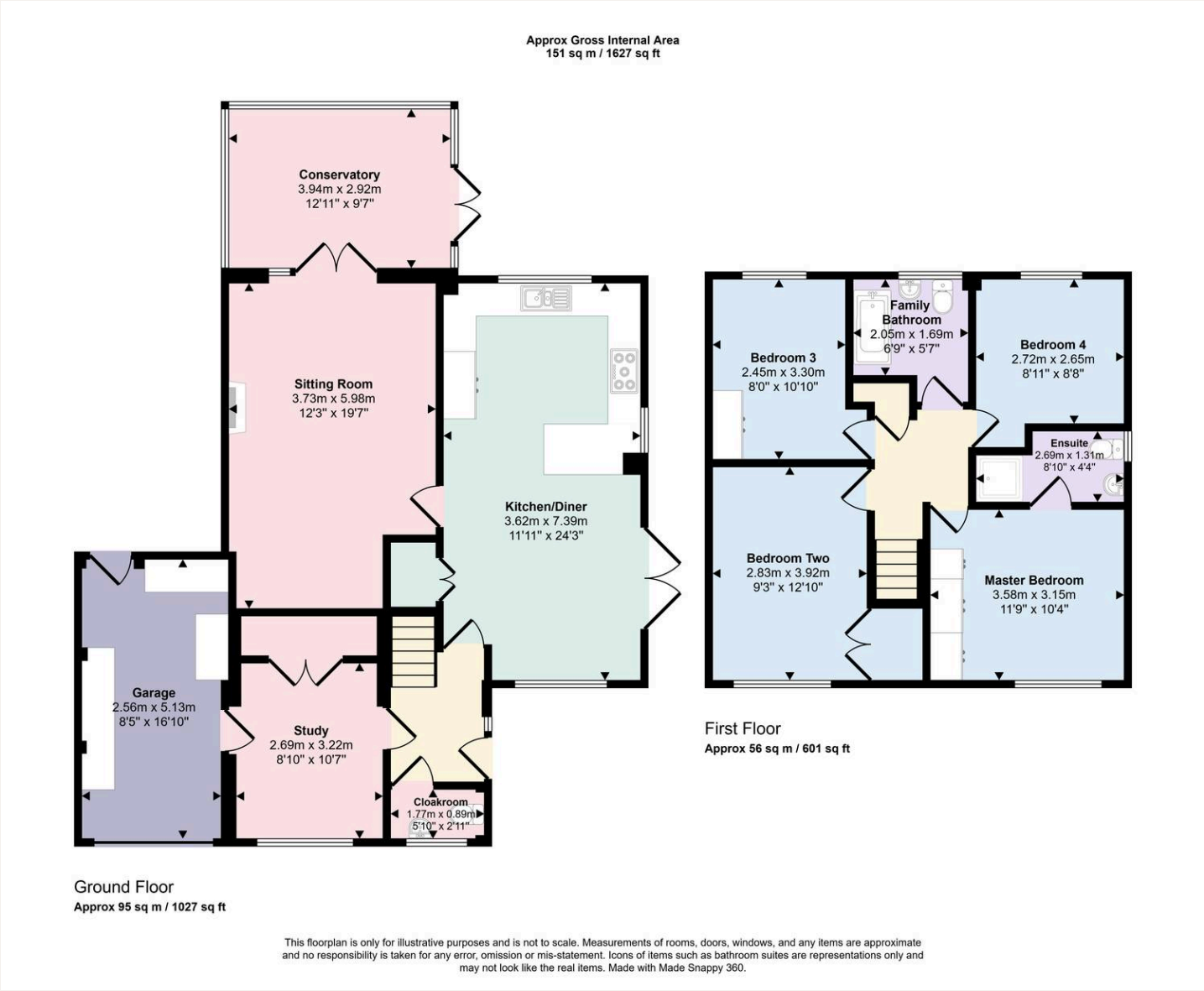
SERVICES:

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

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.

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: 023 8202 2199
457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fair oak@whiteandguard.com
W: whiteandguard.com