



3 The Drove, Horton Heath - SO50 7NX  
£549,950

WHITE & GUARD



# 3 The Drove

## Horton Heath, Eastleigh

An attractive red brick style four-bedroom detached family home, set in a cul de sac within the heart of Horton Heath. The property comes with the additional benefits of a double garage and good size front and rear gardens. The accommodation on the ground floor briefly comprises of a sitting room with an attractive brick fireplace and inset wood burning stove, a separate dining room, kitchen/breakfast, utility and cloakroom. On the first floor there are four good size double bedrooms, landing study area, an ensuite and a family bathroom. To fully appreciate both the property's great location and accommodation on offer, an early viewing truly is a must.

### 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 stone's throw away as are all main motorway access routes.

- EASTLEIGH COUNCIL BAND F
- EPC RATING C
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER BEDROOM
- OFF ROAD PARKING
- DOUBLE GARAGE
- GOOD SIZE FRONT AND REAR GARDENS







## INSIDE

The house is approached via the driveway which leads to a double-glazed front door which in turn leads through to the entrance hall. The hallway has an under stairs cupboard, a door to one side leading through to the garage and further door leading through to a cloakroom. The sitting room, which is a lovely bright room has double aspect windows, with the main focal point of the room being the thoughtfully designed open brick fireplace with wood burner. The dining room has laminate flooring, a window overlooking the front aspect. .

The kitchen/breakfast room has been fitted with a range of matching wall and base units that also benefits from a range of built in appliances that include a double electric oven, electric hob, space for a dishwasher and a large fridge/ freezer. The utility room again has matching wall units a circular composite sink, plumbing and space for various appliances and door to the side leading through to both the garden.

On the first-floor landing there is a velux window over the work station, loft access with a sliding ladder, airing cupboard and separate storage cupboard, a door from one end of the landing then leads through to the master bedroom. The main bedroom enjoys views over the garden has a double wardrobe and door through to an ensuite. This room is fitted with a shower unit, wash hand basin and matching low level WC, heated towel rail and is fully tiled. Bedroom two is a double room, has a window that overlooks the rear garden and built in wardrobe. Whilst bedroom three, again a double room, overlooking the front. Bedroom four is also a double bedroom and has a large built in wardrobe. Family bathroom has a window to the side, bath with shower attachment over matching wash hand basin and low-level WC.

## OUTSIDE

Externally to the front of the property there is a brick paved driveway leading up to the double garage with lawn area to the side with twin cherry trees and carefully planted border to the front with a mixed hedge to the side. A gate to the side then leads through to a good size side garden which has a large garden with sitting area. There is an attractive rear garden rear with an adjoining patio area, mature shrubs and flower beds, with the rest 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.

**T: 023 8202 2199**

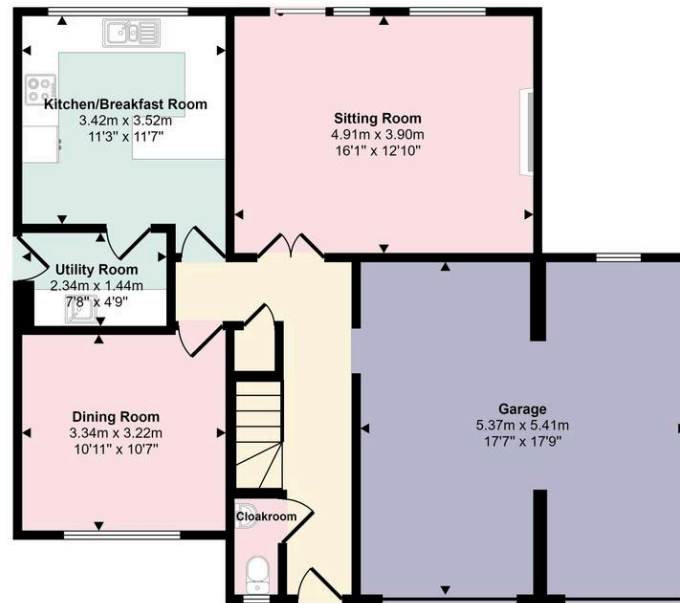
457 Fair Oak Road, Fair Oak,  
Southampton, Hampshire, SO50 2AJ  
E: [fair oak@whiteandguard.com](mailto:fair oak@whiteandguard.com)  
W: [whiteandguard.com](http://whiteandguard.com)

## Disclaimer

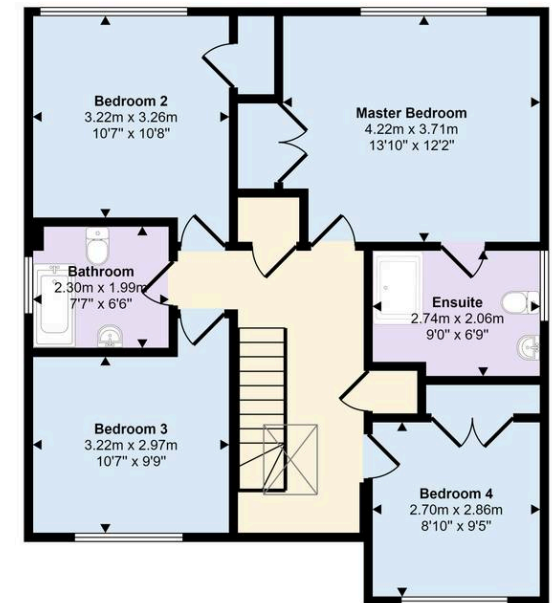
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



Approx Gross Internal Area  
164 sq m / 1767 sq ft



Ground Floor  
Approx 91 sq m / 975 sq ft



First Floor  
Approx 74 sq m / 792 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.