



Saron Botley Road, Horton Heath - SO50 7DN  
£750,000

WHITE & GUARD



# Saron Botley Road

## Horton Heath, Eastleigh

A deceptively spacious yet beautifully designed family home that comes with it's own wealth of charm and character including a detached barn-style annexe which has a sitting room with vaulted ceiling, kitchen, modern bathroom and mezzanine floor/bedroom. The main house been thoughtfully re-modelled, being mainly open-plan and is flooded with light, with a well-proportioned sitting room, dining room, office, tastefully designed kitchen/breakfast room with large central island, utility and cloakroom. On the first floor there are then 4 double bedrooms, two of which are ensuite and modern family bathroom complete with jacuzzi/spa. The property then benefits from a driveway that provides parking for numerous vehicles, side courtyard and beautifully designed rear garden with two separate patio areas in addition to a covered seating area to the front of the annexe. To fully appreciate everything that this family home has to offer as well as its super location, an early viewing is undoubtedly a must.

### LOCATION

The property is situated within this beautifully designed development, set away from the road whilst also being within walking distance to Horton Heath. The house further benefits from being within catchment for Fair Oak Primary School and Wyvern College, which has academy status and caters for 11-16 year-olds. Hedge End and its retail park which includes M&S and Sainsburys are close by and Eastleigh and its thriving town centre and train station are only minutes away, as is Southampton Airport and all main motorway access routes.

- EASTLEIGH COUNCIL BAND F
- FREEHOLD EPC C
- BEAUTIFULLY DESIGN KITCHEN BREAKFAST ROOM
- LANDSCAPE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- ONE BEDROOM ANNEX







## INSIDE

Approached via the driveway the front door takes you through to an Oak framed entrance porch which has a part vaulted ceiling from which a further door then leads through to the entrance hall. From the hall there is a turned staircase leading to the first floor, door through to a modern, tastefully updated, modern cloakroom. Towards the end of the hall there is then a room that the current owners use as an office and that could also be easily used as a double bedroom, which has a window to the rear and spotlights. The sitting room overlooks the rear garden with the main point then being the fireplace which is sunken into the wall and has changeable lighting and an electric stone effect re. The dining room has bi-folding doors that open out onto the rear patio with the room then opening out at one end into the spacious kitchen/breakfast room. This room has been fitted with a stylish range of high gloss wall and base units and then has a range of appliances including, a NEFF electric oven with separate grill oven above, fridge and freezer. There is also a sizable pull-out larder cupboard to one side with the large central island then being the main focus of the room which has stone worktops with drop-down concealed lighting above. There is also a De-Dietrich induction hob set into the island along with a breakfast bar along one side. The utility room has a window to the front and is fitted with a range of units along with a single bowl sink and also has a range of appliance space including plumbing and space for washing machine.

On the first floor landing there is a Velux window, double width airing cupboard and door through to the master bedroom. A beautiful room, the main bedroom has two windows to the rear, part vaulted ceiling with feature exposed beams, fitted Hammonds wardrobes along one wall with a door to one side through to the modern ensuite shower room. Bedroom two, has windows to both the front and side, fitted wardrobes and door that leads through to a tastefully designed ensuite shower room. Bedroom three, which has previously been used as an additional TV/sitting room, overlooks the side of the house, whilst bedroom four enjoys views over the rear garden and is also a double room. The family bathroom has a double glazed window to the side and is fitted with a spa/jacuzzi bath, has a separate shower cubicle, wash hand basin set into a vanity unit with cupboards below and low level WC and is fully tiled.





OUTSIDE

To the front of the house the driveway provides parking for numerous vehicles with a set of double gates that then lead through to an attractive side courtyard/seating area. The rear garden has been completely landscaped and includes two patio areas, leaving the main part of the garden laid to lawn yet well stocked with a wide variety of ower and shrubs. There is also a useful garden shed with pathway that then leads through to the annexe. Towards the end of the garden there is then a thoughtfully designed annexe which has a spacious sitting room, again with a vaulted ceiling, kitchen that is open plan to the sitting area and modern shower room. In addition to this and to one side there is then a walk-in wardrobe and staircase that provides access to a mezzanine oor/bedroom. The annexe also has it's own covered seating area to the front and has full power and lighting as well as internet connections.

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 : Superfast Fibre Broadband 74-80 Mbps download speed 19 20 Mbps upload 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.



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