



Sour Grapes Burnetts Lane, Horton Heath - SO50 7DG
£550,000

WHITE & GUARD

Sour Grapes Burnetts Lane

Horton Heath, Eastleigh

INTRODUCTION

Built in 2006 and finished to an exceptionally high standard, this beautiful, detached five bedroom home provides enviable accommodation, offering close to 2000 square feet. Accommodation briefly comprises a reception hall, kitchen, utility, spacious lounge, study, , cloakroom and self contained one bedroom annexe on the ground floor. The first floor offers four double bedrooms, with ensuite to master and a modern family bathroom. Outside offers a block paved driveway with off-road parking for multiple vehicles and well maintained, secluded garden to the rear overlooking local fields. To fully appreciate this beautiful home an early viewing is highly recommended.

LOCATION 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 old. 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 town 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.

- EPC RATING C
- FREEHOLD
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- DETACHED FIVE BEDROOM HOME
- SELF CONTAINED ONE BEDROOM ANNEXE
- EASTLEIGH COUNCIL BAND F
- SPACIOUS LOUNGE
- ENSUITE TO MASTER BEDROOM
- SECLUDED REAR GARDEN





INSIDE

Upon entering the property you are greeted by a spacious entrance hall with doors to all principal rooms. The integral garage has been converted to provide a self contained, one bedroom annexe complete with kitchenette and shower room. The shower room comprises of a low level WC, pedestal hand wash basin, waterfall walk in shower, chrome heated towel rail and tiled floor. The remainder of the annexe is laid to laminate flooring. The kitchenette has a range of matching wall and base units alongside an island with matching worktops and sink. The cloakroom is off the main entrance hall, as well as the spacious 19ft lounge, benefitting from French doors to the rear garden and a large window to the front. The study is perfect for anyone who works remotely. The kitchen is a range of matching wall and base units with complimentary worktops. There is an integrated double oven and washing machine alongside space for dishwasher. The gas hob has an extractor over and tile floor and wall tiling to key areas. The utility room provides space for tumble dryer and freestanding fridge/freezer and provides side access.

Upstairs there are four double bedrooms with an ensuite to the master. The 19ft master is a superb room, with windows to the front and rear aspect. The ensuite comprises of a tiled floor with wall tiling to key areas, walk in double sized waterfall shower, hand wash basin set in vanity unit, low level WC and chrome heated towel rail. There is an equally impressive second bedroom measuring 18ft in length. The family bathroom comprises of a low level WC, floor laid to tile, with a pedestal hand wash basin, panel enclosed bath with shower over and chrome heated towel rail.

OUTSIDE

The front of the property is block paved to provide a driveway for multiple cars and a storage shed. There is plenty of space, pursuant to planning permission, for a garage to be erected should this be desired. There is pedestrian side access to the rear garden which has been lovingly landscaped with a water feature laid to shingle and an area of lawn with mature shrub borders overlooking the local fields. There is also a paved seating area, perfect for entertaining guests.



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
W: 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.



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