



43 Ascot Road, Horton Heath - SO50 7JP
£525,000

WHITE & GUARD

43 Ascot Road

Horton Heath, Eastleigh

Nestled away in a quiet road within Horton Heath is this superbly appointed four bedroom extended detached home with a large driveway, detached garage and secluded /private landscaped rear garden. The property showcases a stunning kitchen/dining/family room with an orangery style roof light and bifold doors that open out into the beautifully landscaped garden. Further ground floor accommodation includes a spacious living room, a cloakroom and another sitting room/Study space off of the kitchen. Across the first floor are four well proportioned bedrooms, with en-suite to the master bedroom and a modern family bathroom, Outside you will find a great sized driveway that offers parking for multiple cars and a detached garage, This really is a must see property to gauge the size and condition that is on offer, so call now to book your viewing.

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 olds. 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 stones throw away and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND E
- EPC RATING D
- FREEHOLD
- EXTENDED FOUR BEDROOM DETACHED HOME
- LARGE DRIVEWAY & DETACHED GARAGE
- LANDSCAPED REAR GARDEN





INSIDE

A double glazed front door opens into a well-presented entrance hall which has stairs leading to the first floor landing and doors into the cloakroom, sitting room and Kitchen/diner/family room. The Cloakroom has a double glazed frosted window to the front aspect and has been fitted with a modern white suite comprising of a low level W/C and a floor standing vanity unit with storage and wash hand basin. The living room is alongside this and has a double-glazed window to the front elevation which floods in lots of natural light making the room feel light and airy. The kitchen is a wonderful space to entertain and enjoy as a family and offers a bespoke high specification kitchen comprising of a range of dark grey shaker wall and base units with fitted stone effect counter tops over which incorporate a stainless steel sink and great sized breakfast bar. There is a double electric mid height oven, an under counter oven and Halogen hob with extractor hood over. Further integrated appliances include a dishwasher and a washing machine and there are then spaces for an American style fridge freezer and wine chiller. The rear of the kitchen features both a log burner and air conditioning and provides ample space for both a dining and lounge area and has an abundance of natural light that is provided through the orangery style roof light, bifold doors and double glazed windows. A door then leads into a further sitting room or study space that has a double glazed window to the front aspect.

The first floor landing provides access to the loft space and an airing cupboard and doors lead to the principal accommodation. The master bedroom, is set at the front of the house and is a well proportioned double room and has the benefit of an adjoining en-suite shower room which contains an enclosed mains shower cubicle, WC, vanity wash hand basin and complimentary tiling to the walls and floor. Bedrooms two and three are both to the rear with double glazed windows that overlook the garden and bedroom two provides fitted wardrobes and an airing cupboard, while bedroom four is to the front and is dual aspect with windows to both the front and side aspects and the well-presented family bathroom has been fitted with a three piece suite comprising of a panel enclosed bath, pedestal wash hand basin, WC and complimentary tiling to the walls.



OUTSIDE

Located at the front of the property, a driveway offers ample off-road parking for multiple vehicles and grants access to the detached garage which is equipped with power and lighting and has a lawned area behind with green house and sitting area. The beautifully landscaped rear garden has been meticulously designed by the current owners to feature an artificial lawn area, raised plant and flower borders, pond with a waterfall water feature and a raised decking area.

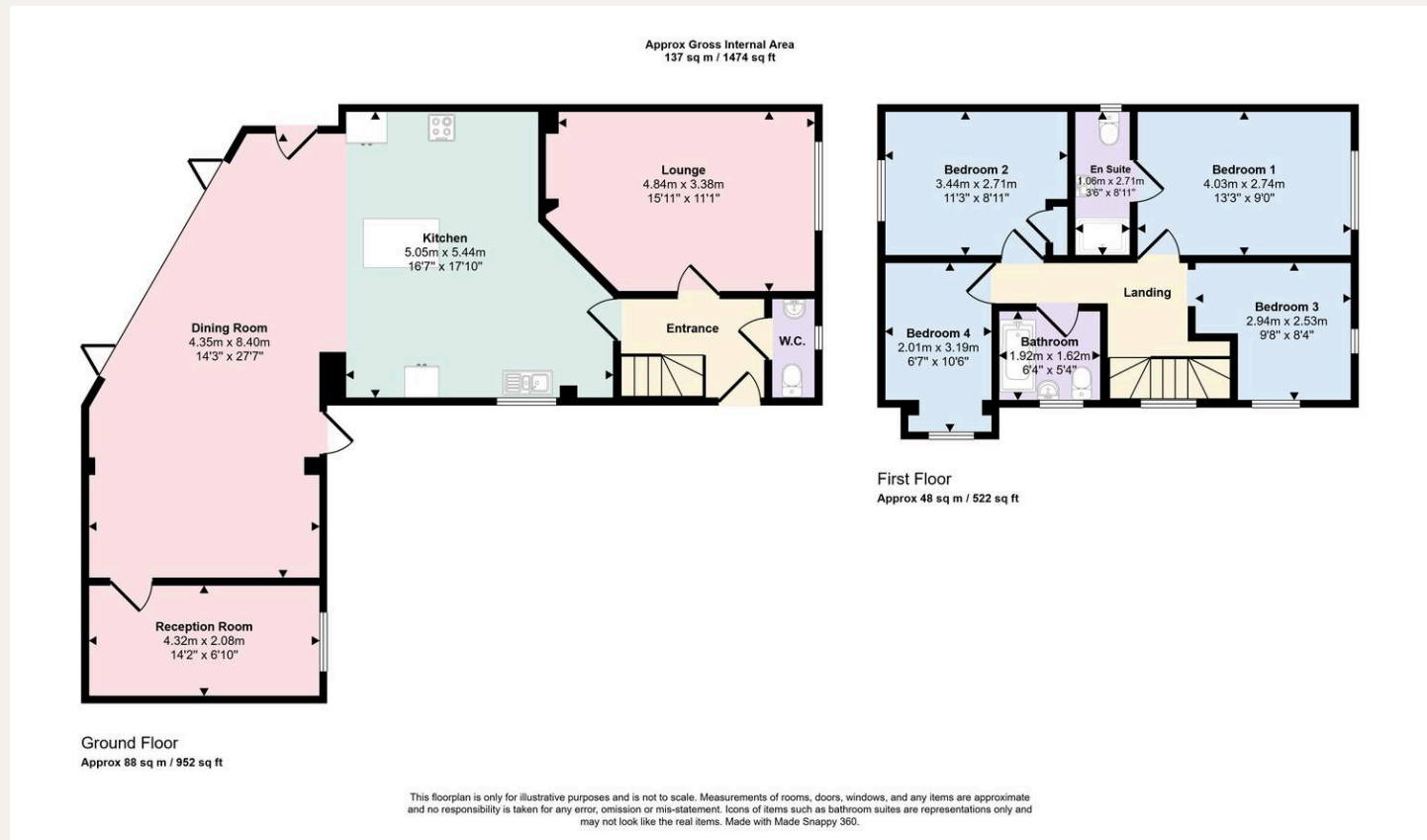
SERVICES:

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.



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