



28 Mead Lane, Horton Heath - SO50 7HS
£315,000

WHITE & GUARD

28 Mead Lane

Horton Heath, Eastleigh

This impressive and modern two bedroom semi-detached home is in fantastic condition throughout and ideally situated in a quiet cul de sac in this highly sought after development in the Horton Heath area. This lovely property offers spacious accommodation including a good size living room to the rear which has doors that open up into the garden, modern fitted kitchen/breakfast room, a family bathroom and two double bedrooms with the master benefitting from an en suite. Outside there is a private landscaped rear garden with a patio area and a block paved driveway to the side that offers off road parking for up to two vehicles.

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 C
- EPC RATING B
- FREEHOLD
- TWO BEDROOM SEMI DETACHED HOME
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN BREAKFAST ROOM
- ENSUITE TO MASTER BEDROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES





INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor and doors leading to the well-presented kitchen, Cloakroom and sitting room. The kitchen has a double glazed window to the front aspect and has been fitted with a modern range of gloss grey eye level cupboards and matching base units with white granite effect work surfaces, an inset stainless-steel sink and tiled splashbacks. There is a mid height stainless steel oven and gas hob with an extractor hood over, an integrated fridge freezer, dishwasher as well as a space for a washing machine. The lounge has both a double glazed window and French doors to the rear which open out onto the patio area and into the garden, making the room feel light and airy. The cloakroom has been fitted with a modern two piece suite comprising of a pedestal wash hand basin, a low level W/C and complimentary tiling to the splashbacks. On the first floor, the master bedroom has a window to the front aspect, decorative wall panelling and a door that leads into the ensuite. The ensuite has a double glazed window to the front aspect and has been fitted with a shower enclosure with a chrome mixer bar shower over, low level W/C and a pedestal wash hand basin with a tiled splash back. Bedroom two has a window to the rear aspect that overlooks the garden and then the family bathroom is alongside this and has been fitted with a modern white suite comprising; panel bath, pedestal wash hand basin, low level WC and complimentary tiling to the splashbacks.



OUTSIDE

To the front of the property there is a block paved driveway to the side that offers off road parking for up to two vehicles, the rest has been mainly laid to lawn with a pathway that leads up to the front door. The secluded rear garden has been landscaped and offers a decked seating area, a further paved seating area ideal for entertaining with the rest of the garden mainly laid to artificial lawn.

SERVICES:

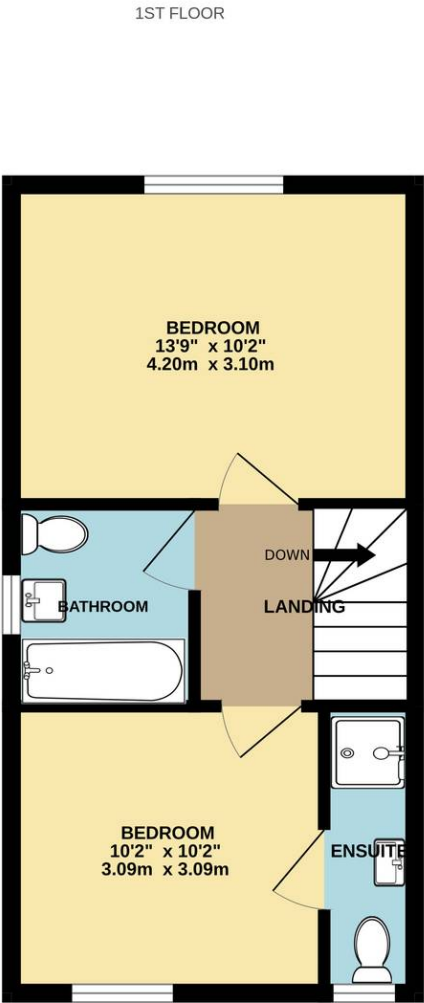
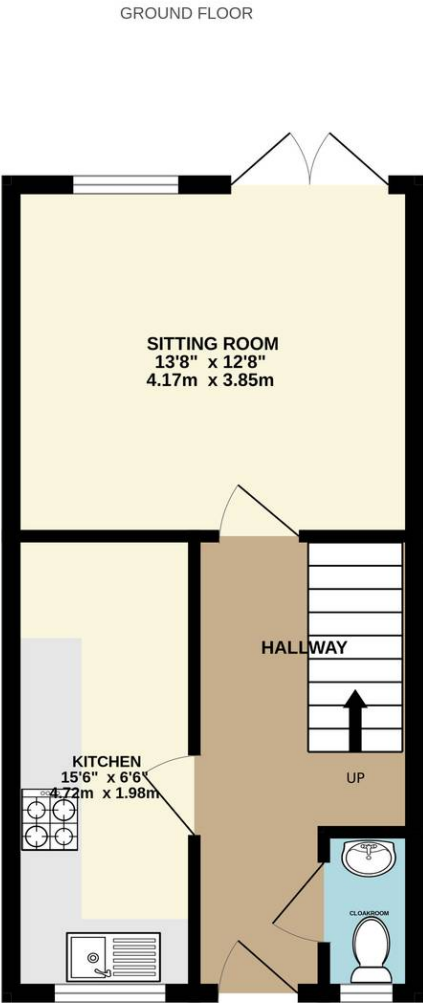
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 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: fairoak@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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025