



Connells

Leigh Road  
Eastleigh





### Property Description

This incredibly spacious six bedroom detached house in Eastleigh offers the perfect blend of elegance and functionality. Step inside and be captivated by the well-designed cloakroom, inviting study, and a cosy lounge that welcomes you with warmth.

Prepare culinary delights in the modern kitchen breakfast room, and enjoy precious moments with loved ones in the comfortable sitting room or the enchanting conservatory, where the beauty of outdoors meets the comfort of indoors seamlessly.

The convenience of a lift adds a touch of luxury, ensuring easy access to all levels. As you ascend the character staircase, you'll find the master bedroom, complete with a separate dressing room and en-suite, providing a serene haven to unwind and rejuvenate.

Bedroom two also boasts its own en-suite ensuring privacy and comfort for guests or family members. Bedroom three and four comes with built in wardrobes offering ample storage for all your belongings.

The well-appointed family bathroom offers utmost comfort and convenience.

The annex at the front of the property boasts private ground floor living space ideal for a guest with its own access and private en-suite. This exceptional property comes with a large driveway, providing ample parking space for multiple vehicles, and a private garden that offers a tranquil escape for relaxation and outdoor gatherings.

In addition to the main house there is an outbuilding, adding even more versatility to the property.

Whether it becomes your personal workshop, a home office or gym, the outbuilding offers endless possibilities to suit your needs.

With every detail carefully considered this house truly encompasses the ideal blend of luxury, space and practicality, making it the perfect home for your family to create lasting memories together.

### Entrance Porch

Double glazed window to front of aspect.  
Double glazed window to side of aspect.

Wooden front door leading to second floor porch. One piece slab of granite flooring.

### Entrance Hall

Wooden door and single glazed window to front of aspect. Storage under stairs.

### Cloakroom

Double glazed window to side of aspect. Fitted cupboard, WC. Wash hand basin. Fully tiled with large Italian porcelain tiles. German Laufen sanitary ware with LCC (clean coat).

### Study

11' 7" x 10' 9" (3.53m x 3.28m)  
Inner hall study. Lift to first floor

### Lounge

20' 9" x 13' 9" (6.32m x 4.19m)  
Double glazed window to side and rear of aspect. Radiator. TV port. Double glazed window to side of aspect. French doors into conservatory.

### Sitting Room

16' 5" max x 14' 9" max (5.00m max x 4.50m max)  
Double glazed bay window to front of aspect. Radiator. TV and telephone port.

### Kitchen Breakfast Room

19' 1" x 16' 3" (5.82m x 4.95m)  
Stunning kitchen breakfast room. Double glazed window to front and rear of aspect. Double glazed Tri-fold doors on to garden. Modern kitchen with wall and base units. Worktops are granite Kohinoor Gold. Soft close cupboards. Large induction double hob and electric oven. Space for American fridge freezer, washing machine and dishwasher. Under floor heating.

### Conservatory

11' 9" x 8' 7" (3.58m x 2.62m)

Double glazed window to side and rear of aspect. French doors onto garden. Lights

### Landing

Beautiful character stair case. Stairs from ground floor to 1st floor. Lift access to both floors. Double glazed bay window to side of aspect. Loft access. Radiator.

### Bedroom 1

19' 7" x 16' 4" (5.97m x 4.98m)

Dual aspect window to front and rear of aspect. Vaulted ceiling and Gino Sarfatti lights. Walk in dressing room with sun tunnel which brings in an immense amount of natural light. Radiator. TV port.

### Dressing Room

10' 2" x 6' 7" (3.10m x 2.01m)

Double glazed window to front of aspect. Radiator. Fitted storage.

### En-Suite

Double glazed window to rear of aspect. Sun tunnel. Wellness spa Douglas James granite corner shower with steam, massage, radio/streaming set and chromo therapy lighting. Vanity sink. WC. Heated towel rail. Shaving port. Ext fan. Fully tiled with large Italian porcelain tiles. German Laufen sanitary ware with LCC (clean coat).

### Bedroom 2

11' 9" x 11' 4" (3.58m x 3.45m)

Double glazed window to front of aspect. Radiator. Fitted wardrobes with en-suite behind the wardrobes. TV port.

### En-Suite

Ceiling window. Sun tunnel. Wellness spa Douglas James granite corner shower with steam, massage, radio/streaming set and chromo therapy lighting. WC. Vanity unit. Heated towel rail. Fully tiled with large Italian porcelain tiles. German Laufen sanitary ware with LCC (clean coat).

### Bedroom 3

14' max x 11' 4" max (4.27m max x 3.45m max)

Double glazed window to side and rear of aspect. Fitted wardrobes. Radiator

### Bedroom 4

14' max x 9' 1" max (4.27m max x 2.77m max)

Double glazed window to rear and side of aspect. Built in wardrobes. Radiator.

### Bedroom 5

11' x 4' 8" (3.35m x 1.42m)

Double glazed window to front of aspect. Radiator.

### Bathroom

Double glazed window to side of aspect. Sun tunnel. Bath with mixer taps. Vanity sink. WC. Heated towel rail. Fully tiled with large Italian porcelain tiles. German Laufen sanitary ware with LCC (clean coat). Ext fan.

### Annex

### Bedroom 6

14' 5" max x 10' max (4.39m max x 3.05m max)

Ground floor. PVC door out to front of aspect. Double glazed window to front of aspect. Built in cupboard. Radiator. Under floor heating.

### En-Suite

Double glazed window to side and rear of aspect. Sun tunnel. Wellness spa Douglas James granite corner shower with steam, massage, radio/streaming set and chromo therapy lighting, WC, Vanity unit. Heated towel rail. Fully tiled with large Italian porcelain tiles. German Laufen sanitary ware with LCC (clean coat).

### Outside

Front Garden. Hard standing driveway for 4/5 cars. Electric bollard which is controlled via a remote for security. PVC door to boiler and services room.

Rear Garden. Additional parking behind large gates for additional security. Low maintenance artificial lawn with patio area which catches the sun. High trees and shrubs offering fantastic privacy.

### Outbuilding

Potential office. Double glazed window to front of aspect. Double glazed French doors. Power and light. Fully tiled large Italian porcelain floor.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

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Tenure: Freehold



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