



Connells

Ascot Road
Horton Heath Eastleigh

Ascot Road Horton Heath Eastleigh SO50 7JP

for sale offers in excess of
£400,000



Property Description

Nestled in the highly desirable Horton Heath area, this beautifully presented three-bedroom detached home is perfect for families seeking both comfort and convenience.

Positioned on a generous corner plot, the property boasts a driveway for parking and access to the garage via the side.

Step inside to discover a well-maintained interior, beginning with a welcoming entrance hall that leads to a handy downstairs cloakroom.

The spacious lounge, complete with a cosy log burner, provides a warm and inviting atmosphere, while double doors open into the stylish modern kitchen and dining area-ideal for both everyday living and entertaining.

From here, patio doors lead to a bright and airy conservatory, offering the perfect space to enjoy the garden views year-round.

Upstairs, the master bedroom benefits from its own en-suite, alongside two further well-proportioned bedrooms and a contemporary family bathroom.

The rear garden is a delightful outdoor retreat, featuring a lawn, a patio area with a pergola, and convenient access to the garage.

With its prime location, excellent living space, and charming features throughout, this is a truly wonderful family home not to be missed.

Entrance Hall

Stairs to the first floor and doors leading to the living room and WC, Radiator.

Cloakroom

Recently tiled flooring, radiator, WC and wash hand basin with fitted storage cupboard.

Lounge

12' 9" x 10' 7" (3.89m x 3.23m)
Double glazed bay window to the front with fitted shutters, There is a log burner and double doors leading into the breakfast/dining area. Radiator and laminate flooring. TV port.

Dining Room

9' 3" x 7' 8" (2.82m x 2.34m)
Laminate flooring, radiator, archway into kitchen and sliding door leading into the conservatory.

Kitchen

8' 8" x 7' 1" (2.64m x 2.16m)
Double glazed window to the rear. Modern fitted kitchen with fitted wall and base units. Fitted gas hob with electric oven below and extractor hood above. Space for fridge freezer & DW. The boiler will be found within a wall mounted cupboard and has been serviced. Sink and drainer set into the worktop with a white tiled splashback.

Conservatory

15' 3" x 7' 7" (4.65m x 2.31m)
UPVC Windows, Power and lighting, tiled flooring and double doors leading to the rear garden

Landing

Double glazed window to the side, loft access which has been insulated and boarded. The loft also has a fitted pull-down ladder.

Master Bedroom

9' 4" x 9' 3" (2.84m x 2.82m)
Double glazed window to the rear, Built in wardrobes, radiator and access to the en suite.

En-Suite

Double glazed window to the front, Modern fitted suite with a shower cubicle, vanity sink and WC. Heated towel rail and extractor fan.

Bedroom 2

10' 2" x 8' 6" (3.10m x 2.59m)
Double glazed window to the front with fitted shutters. Built in airing cupboard, radiator.

Bedroom 3

9' 1" x 6' 5" (2.77m x 1.96m)
Double glazed window to the front with fitted shutters. Radiator.

Family Bathroom

Double glazed window to the side, bath with shower over, WC and wash hand basin with vanity unit. Heated towel rail and spotlights

Front Garden

Corner plot with tarmac driveway for multiple cars.

Rear Garden

Mainly laid to lawn with patio area and access in to the garage, outside tap.

Garage

Side access via the garden, Up and over garage door, space for storage and appliances with worktop area currently used as a utility area with WM & TD.

Agent Note

School catchments of Fair Oak Infants, Juniors & Wyvern secondary school.

Local Area

Ascot road - Built in the mid 1990s a large development of homes in a sought after area of Horton Heath. The area has access to local amenities such as shop and petrol station, two well known local pubs and restaurants. The main Botley road has numerous bus stops meaning its an ideal place to live for many. There are also many walks and bridal paths within the area which are ideal for dog walkers.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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19 Market Street
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EPC Rating: D Council Tax
 Band: D

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Tenure: Freehold



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