



Wroxham Upper Northam Drive, Hedge End, Southampton, SO30 4BG



welcome to

Wroxham Upper Northam Drive, Hedge End Southampton

Fox and Sons are honoured to offer to the market this beautiful five bedroom detached house and annex. Located in the popular location of Hedge End. Call us NOW to secure your viewing of this wonderful property!





Total floor area 328.6 sq.m. (3,537 sq.ft.) approx

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.



Entrance Hall

Cloakroom

Living Room

11' x 14' 10" (3.35m x 4.52m)

Study

7' 7" x 11' 10" (2.31m x 3.61m)

Dining Room

15' 4" x 12' (4.67m x 3.66m)

Kitchen

15' 4" x 18' 7" (4.67m x 5.66m)

Family Room

13' 9" x 19' 2" (4.19m x 5.84m)

Sitting Room

27' 2" x 12' (8.28m x 3.66m)

Snug/utility Room

29' 4" x 8' 8" (8.94m x 2.64m)

Shower Room

Office

10' 3" x 9' 2" (3.12m x 2.79m)

Pool Changing Room

Landing

Bedroom One

15' 1" x 16' 7" MAX (4.60m x 5.05m MAX)

Walk In Wardrobe

8' 1" measured to wardrobes x 5' 11" measured to wardrobe (2.46m measured to wardrobes x 1.80m measured to wardrobe)

En Suite

Bedroom Two

15' 6" x 13' 1" (4.72m x 3.99m)

Bedroom Three

8' 9" x 21' 7" (2.67m x 6.58m)

welcome to

Wroxham Upper Northam Drive, Hedge End Southampton

- Detached Five-bedroom Property
- Annex
- Large open plan layout downstairs
- Outdoor swimming pool with shower room/changing room
- Plot measuring 0.24 acres

Tenure: Freehold EPC Rating: C

£725,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HEE105344



Property Ref:
HEE105344 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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