



RICHMONDS

Fallow Hill House, Burnetts Lane, West End, SO30 2HH

£700,000

Positioned between Horton Heath and West End is this stylish five-bedroom house with an open plan design to suit modern family living.

As you enter this property there is a large entrance hallway, ground floor WC, a study and spacious sitting room with French doors out to the garden. In addition, there is an impressive kitchen/family area that can also boast a pantry and second kitchen/utility room. The main kitchen has a much sought after island unit, built-in appliances and plenty of storage and work top space to provide that overall 'wow factor'.

There are two further floors with four double bedrooms, two of which have en-suites, and a family bathroom on the first floor. The master bedroom is on the second floor and has a spacious four-piece bathroom suite and a balcony to enjoy the far-reaching views.

This stunning family home is tucked away in a secluded area and enjoys meadow views to the east of the property. Outside, there is ample driveway parking and a tandem garage. This imposing home has a semi-rural location but still retains excellent transport links with Hedge End Train Station and Junction 7 of the M27 nearby. No onward chain.

Other Information

Tenure: Freehold

Approximate Age: Built approx. 2005

Heating: Gas central heating (boiler located in the utility room)

Windows: Double glazing

Energy Rating: C

Sellers Position: No forward chain

Local Information:

Council Tax: F

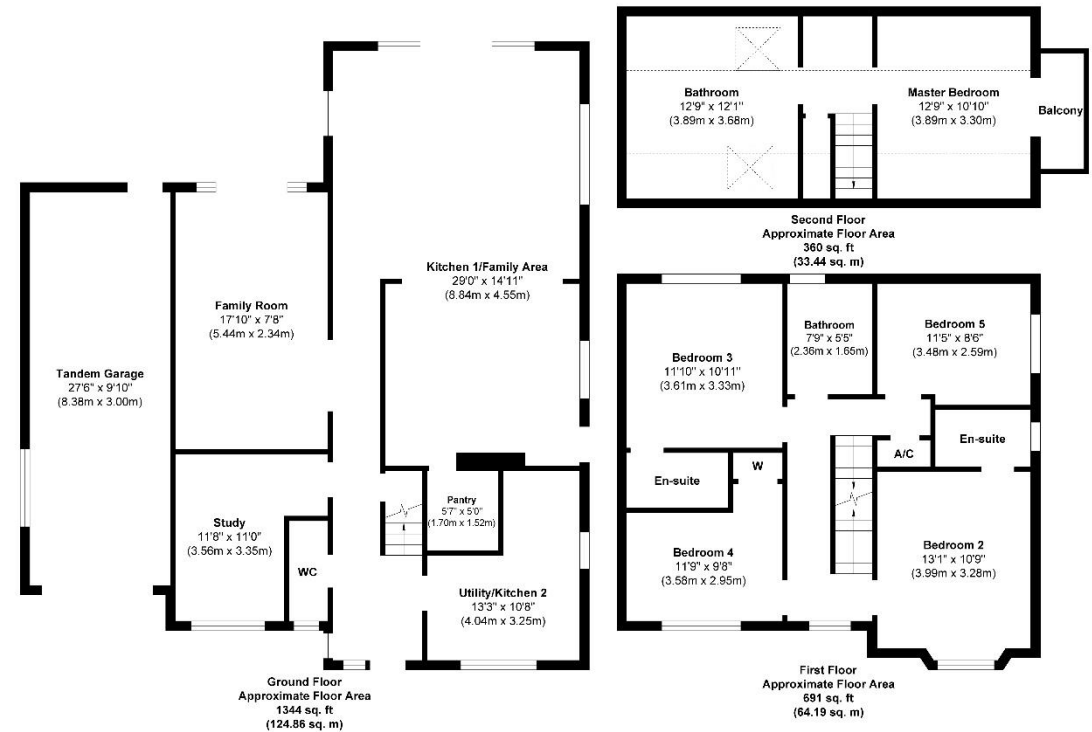
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 2395 sq. ft / 222.49 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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