



RICHMONDS

Lavender Cottage, 19 Freegrounds Rd, Hedge End, SO30 0HG Offers Over £600,000

An exceptionally well presented and charming 4-bedroom cottage situated within the heart of Hedge End village. The property has an exceptionally well planned out ground floor offering a spacious lounge/diner, picture perfect snug with log burner, bright and airy kitchen/dining/living room, utility room and a ground floor cloakroom. To the first floor there are 4 bedrooms with the master bedroom boasting an en-suite shower room and, in addition, a family bathroom.

Another added bonus is the self-contained annexe with a study style living and sleeping area and its own shower room, to the front of the annexe is a storage area.

Externally, the property has a quaint cottage style rear garden with separate seating areas and an array of attractive shrubbery. There is off street parking for numerous vehicles to the side.

Lavender Cottage sits on Freegrounds Road and is just a short walk to the village. Locally, there are shops, parks, medical facilities and plenty of other conveniences. The motorway and train station provide excellent transport links further afield.

Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: UPVC double glazed

Energy Rating: C

Sellers Position: No onward chain

Local Information:

Council Tax: E

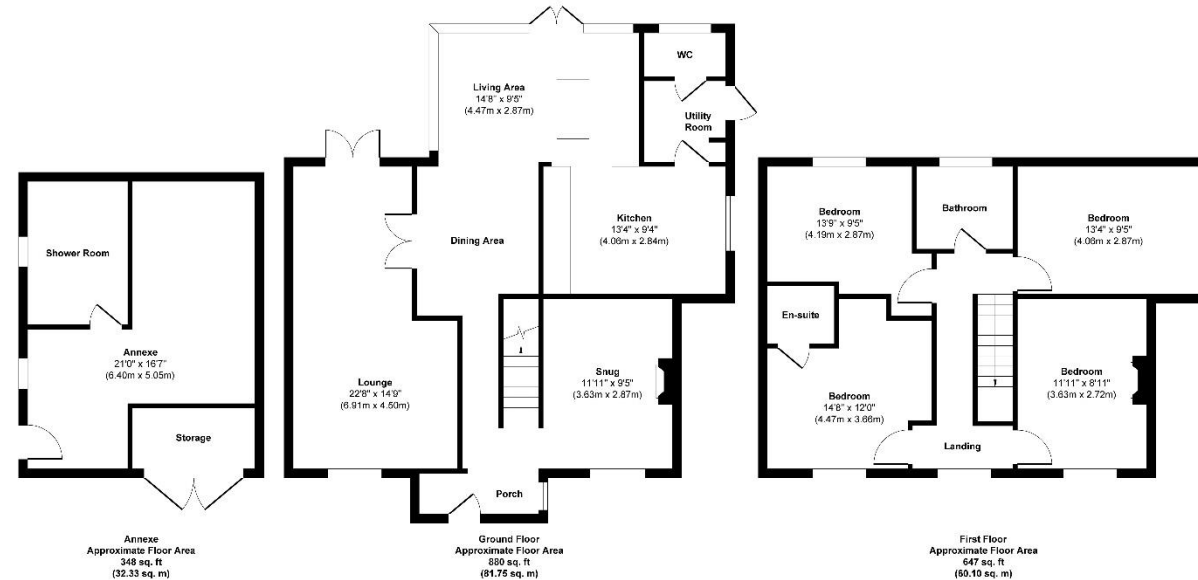
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	70	
(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 1875 sq. ft / 174.18 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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