



BROOK
INDEPENDENT
ESTATE AGENTS

37 Hazel Grove, Locks Heath, SO31 6SH

An immaculately maintained large four double bedroom detached family residence occupying a beautiful spacious position within this prime sought after central Locks Heath location

£675,000

ACCOMMODATION & FEATURES

- Theres a reason this property has remained in the same occupation for many years – the important things are all right, premier position within the close, south facing walled garden, excellent parking, smooth ceilings, four good double bedrooms, excellent interior layout, utility room, beautiful conservatory, space to the front and around the property providing a secluded outlook
- Warm neutral interior décor and modern sanitaryware throughout finished in a classic timeless style using quality materials
- The superior layout lends itself well to further adaption to create an on trend open plan style kitchen living space across the rear of the house to fully take advantage of the smart garden and sunny aspect views
- Uncomplicated, with easy access you don't feel hemmed in here, its got a spacey relaxing feel, the views are leafy to the front, it's a wide plot adding to this homes substantial feel and this begins with the central welcoming entrance hall.
- The double garage has been converted to provide a superior work space plus a versatile craft area, currently arranged as a baking studio, perfect for home workers it has its own side access
- This substantial residence provides a long term flexible option for those looking for a futureproof move – easy walk through to the Locks Heath Centre and access to main commuter routes its certainly passes the location, location, location test





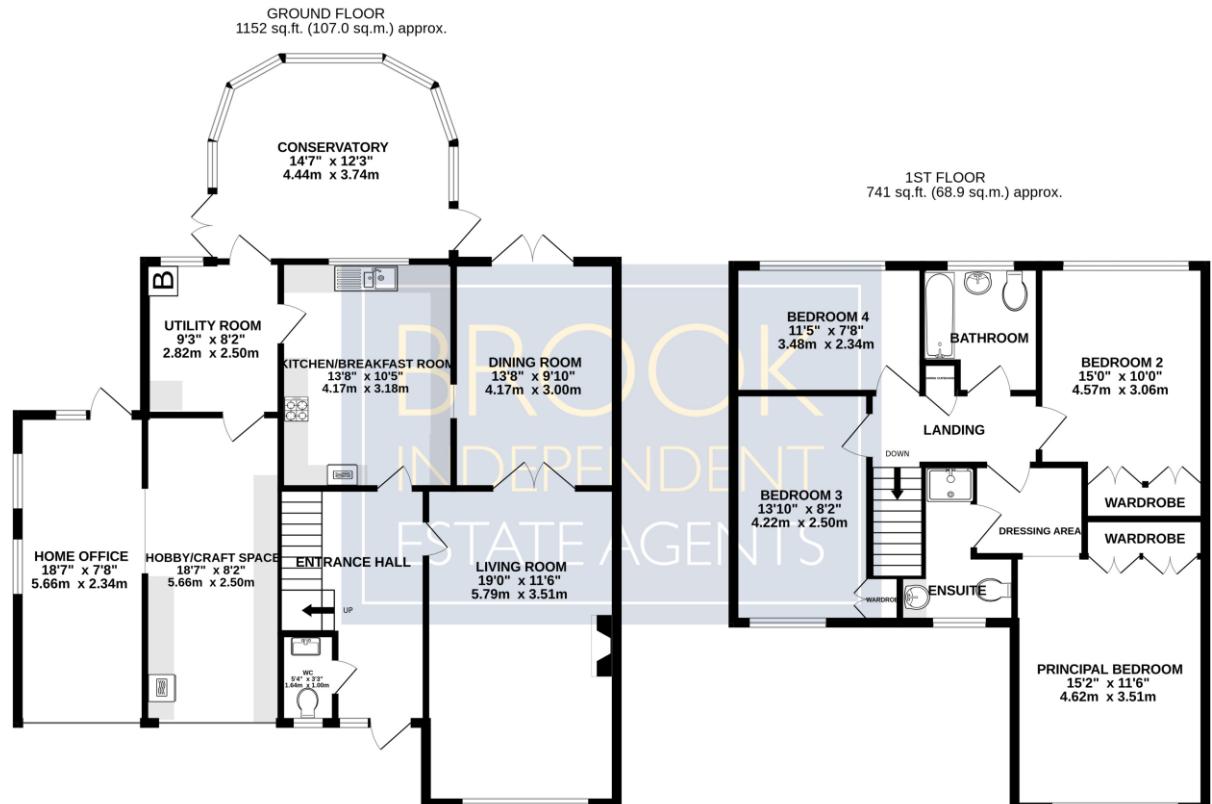
Brook Independent are delighted to present to the market this fine detached family residence set in the desirable enclave of Hazel Grove an established spot in the heart of Locks Heath. The area is popular due to its proximity to schools of excellent repute, access to main commuter routes and the thriving commerce centres of Whiteley, Segensworth and Kitescroft all of which are a short drive away. The added attraction to this perfectly placed home is that it's walkable through the dedicated pathways and greenspaces to the Locks Heath Centre with its everyday shopping and community facilities, array of independent shops, popular coffee houses and Waitrose supermarket. A short drive is the village of Warsash, where there are an abundance of walks and trails along the river following undoubtedly the most interesting and picturesque stretches of the Hamble. All of these points and attributes have seen the area progress as a destination address to reside for those looking for activity and amenities close at hand.

The property has remained in the same occupation for many years serving well as an established family home and benefits from a warm welcoming feel further enhanced by a good internal layout. The hallway is inviting, a nice size providing access to all the principal accommodation. On the first floor are four substantial bedrooms three with excellent storage wardrobes, the principal suite has double wardrobes, designated dressing area and a modern white en suite shower room. The property has great storage throughout, a good easy flow landing and family bathroom finished in warm oatmeal tones. However, it's the living space where the most time is spent day to day and entertaining. The reception rooms are ideal for multi-use as family grows, plus there is definite scope to alter and enhance this home to create an open plan family kitchen to bring in line with current interior trends. The living room is lovely; light and bright with ample room for lounge furniture arranged to take full advantage of the focal fireplace French doors open through to the formal dining area which in turn opens to the patio. The kitchen is vast providing plenty of storage and preparation space for the avid host, there's a separate utility room and easy flow access to the converted double garage which serves brilliantly as a sophisticated hobby space and home office. To complement the sunny aspect garden has been landscaped with low maintenance in mind, borders of perennials and specimen shrubbery offer interest and bursts of colour throughout the seasons. The driveway provides ample parking and a substantial frontage plus useful side access.

In summary this is a well situated and presented family homestead, there's a reason it hasn't come to the market for many years, everything's right about it, layout, aspect and location – it's perfectly placed to enjoy all the area has to offer plus accommodation suitable for a growing family. An early inspection is highly advised and viewings are strictly by appointment.

Council Tax Band F No Chain





TOTAL FLOOR AREA: 1893 sq.ft. (175.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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