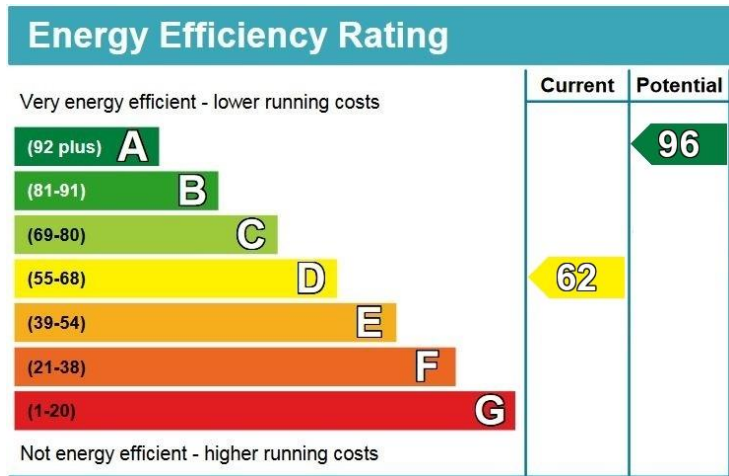




Bitterne

023 8042 2600



'Milestone Cottage' Burnetts Lane, West End, Southampton, Hampshire, SO30 2HH

Offers Over £700,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Milestone Cottage! This gorgeous character cottage is discreetly nestled in a desirable spot on Burnetts Lane, West End. This home offers charm in abundance and has to be seen to be truly appreciated. The existing accommodation has been restored and improved by the current owners, who have clearly understood the balance between traditional and modern-day living. The two reception rooms are stunning and boast exposed beams and multiple window aspects. The kitchen features exposed brick walls and cottage-style cabinetry with a Butler sink. The handy utility space provides the space and plumbing for further appliances. If working from home is part of your day-to-day life, there is a neat ground floor study - the perfect place to hide away. The bathroom is sleek, monochrome tiled and eye-catching. The first floor will continue to impress with a landing space that is flooded with natural light and leads to all three of the bedrooms. The standout feature...

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Approach

Double entrance, sweep in driveway providing parking for a number of vehicles.

Entrance Hall:

Smooth ceiling, stairs rising to first floor, double glazed window to front, radiator, door to:

Dining Room

12' 3" (3.73m) x 12' 7" (3.84m)::
Smooth ceiling, double glazed window to front and side, bi-fold doors to side leading into garden, radiator.

Kitchen

10' 2" (3.10m) x 13' 4" (4.06m)::
Smooth ceiling, double glazed window to rear, range of wall base and drawer units with work surface over, butler sink, space for cooker, radiator, opening to:

Utility:

Smooth ceiling, double glazed window to rear, space for washing machine, tumble dryer and fridge/freezer.

Office:

Smooth ceiling, double glazed window to rear.

Bathroom :

Smooth ceiling, double glazed obscured window to rear, three piece suite comprising: panel enclosed bath, wash hand basin, WC, tiled walls and floor, ladder towel rail.

Lounge

15' 4" (4.67m) x 12' 10" (3.91m)::
Smooth ceiling, double glazed window to front and side, double glazed French doors to side, open fireplace, radiator.

Landing:

Smooth ceiling, double glazed window to front, radiator, doors to:

Master Bedroom

10' 2" (3.10m) x 13' 2" (4.01m)::
Smooth ceiling, double glazed window to front and side, radiator, walk-in wardrobe.

Bedroom Two

11' 8" (3.56m) x 12' 10" (3.91m)::
Smooth ceiling, double glazed window to front, rear and side, radiator.

Bedroom Three

9' (2.74m) max x 11' (3.35m) max::
Smooth ceiling, two velux windows, radiator.

Ensuite:

Smooth ceiling, velux window, three piece suite comprising: shower, WC, wash hand basin, heated ladder towel rail.

Garden:

Impressive plot extending across the property. Two patio seating areas. Majority laid to lawn. Variety of shrubs. Backing onto open fields.

Stable One

13' 10" (4.22m) x 12' 3" (3.73m):
Stable door to front

Stable Two

12' 4" (3.76m) x 12' 4" (3.76m)
Stable door to front.

Services

Mains gas, water, electricity, connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

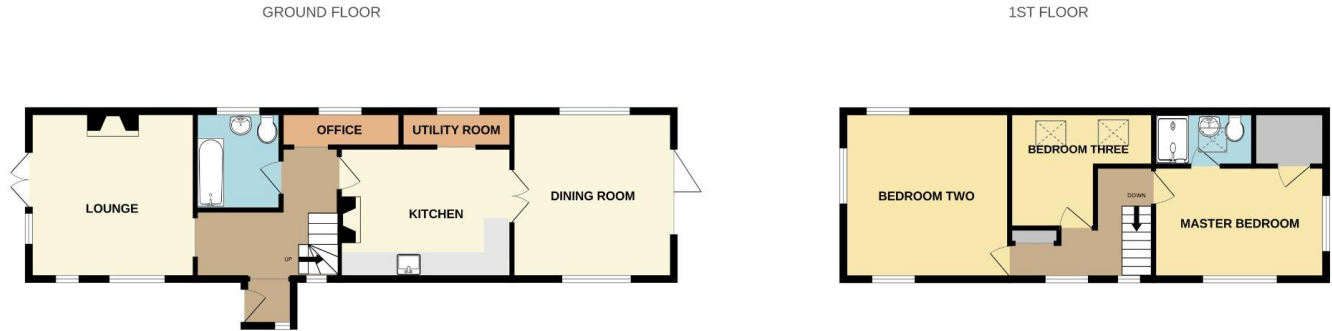
Band E

Sellers Position

Buying On

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



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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