

Located on the highly sought-after Lakewood Road, this magnificent Edwardian detached home offers a perfect blend of character and modern living. Set within an impressive plot of approximately 0.7 acres, surrounding the house predominately on three sides, the property provides a high level of privacy while allowing an abundance of natural light to flood the garden from the south side and into the interior. The total accommodation extends to approximately 3226 sqft (including garage) and upon entering, you are greeted by captivating well-proportioned rooms that exude charm and elegance. The home boasts four spacious reception rooms, ideal for both entertaining guests and enjoying family time. With four generously sized bedrooms and three bathrooms, this residence caters to the needs of a growing family or those who simply appreciate space and comfort. Beautifully presented throughout, the property retains its character features while incorporating modern-day benefits, ensuring a harmonious living experience. The double garage adds convenience, providing ample storage and parking options. Location is key, and this home is within walking distance to local schools to include Thornden and private education at Sherborne House, making it an excellent choice for families. Additionally, transport links are easily accessible, with junction 12 of the M3 nearby and reliable bus services to neighbouring cities, ensuring that commuting is a breeze. This exceptional property on Lakewood Road is not just a house; it is a once in a lifetime opportunity to own a beautiful home set within a stunning plot that offers a lifestyle of comfort, charm and elegance, rarely available.

### **ACCOMMODATION**

#### **Ground Floor**

## Reception Hall:

Stairs to first floor.

### **Drawing Room:**

28'7" x 12'2" (8.70m x 3.71m) Fireplace with gas coal effect fire, double doors to outside.

### **Dining Room:**

16'1" x 15'7" (4.90m x 4.74m) Fireplace with gas coal effect fire, Bay window.

# Study:

14'2" x 12'11" (4.31m x 3.93m) Beautifully fitted cabinetry, William Morris wallpaper, fireplace with gas coal effect fire.

# Family Room:

13'1" x 11'9" (3.98m x 3.58m)

# Kitchen/Breakfast Room:

24'10" x 12'6" (7.57m x 3.80m) Fitted with a comprehensive range of units and grey granite worktops, range style oven, two integrated fridges, two integrated freezers, integrated dishwasher, space for table and chairs, door to outside.

# **Utility Room:**

10'11" x 9'1" (3.33m x 2.77m) Matching range of units, butler sink, space and plumbing for appliances, boiler.

# Walk In Pantry:

8'10" x 3'7" (2.70m x 1.10m)

#### **First Floor**

### Landing:

Hatch to loft space. ( Please note that the loft space provides ample opportunity, subject to necessary consent, to provide additional accommodation).

#### Bedroom 1:

21'9" x 12'2" (6.62m x 3.71m) Fitted wardrobes and dressing table, double doors to balcony with composite deck and stunning views to the South over the gardens.

### **En-Suite Shower Room:**

Generous walk in shower cubicle, two wash basins, WC, bidet.

### Bedroom 2:

14'1" x 12'11" (4.30m x 3.98m)

#### **En-Suite Shower Room:**

Suite comprising shower cubicle, wash basin, WC.

### Bedroom 3:

15'8" x 12'8" (4.77m x 3.86m) Fitted wardrobes, sink unit.

### Bedroom 4:

13'1" x 11'9" (3.98m x 3.57m) Fitted wardrobes, sink unit.

#### **Bathroom:**

Suite comprising bath, corner shower cubicle, wash basin, WC.

#### OUTSIDE

The total plot extends to approximately 0.7 of an acre and represents a particularly outstanding feature of the property. The property is approached via a sweeping gravel driveway which provides ample parking for several vehicles leading to the detached double garage. The gardens surround the property predominantly on three sides and offer a high degree of privacy yet allow for

natural light to flood into the garden on the South side. To the rear of the property is a large paved terrace and composite deck ideal for outside entertaining. Beneath the composite decking is concrete hard standing, electrics and plumbing.

# **Double Garage:**

20'4" x 18'10" (6.21m x 5.75m) Light and power, electric door to the front. Electric car charger point.

### OTHER INFORMATION

### Tenure:

Freehold

# **Approximate Age:**

1908

### **Approximate Area:**

299.7sqm/3226sqft (Including garage)

### **Sellers Position:**

Found property to purchase with no forward chain

# Heating:

Gas central heating

#### Infant/Junior School:

Hiltingbury Infant/Junior School

# **Secondary School:**

Thornden Secondary School

### **Local Council:**

Eastleigh Borough Council - 02380 688000

# **Council Tax:**

Band G

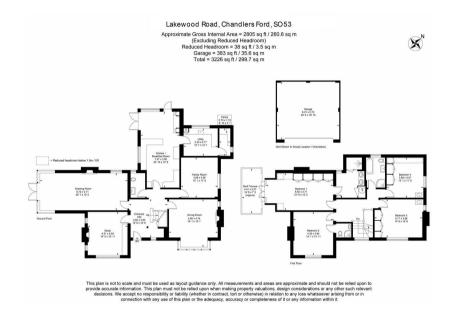
# **Agents Note:**

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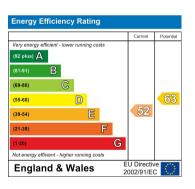












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