



Brook Cottage, 54 Granada Road, Hedge End, SO30 4AN

£550,000

WHITE & GUARD

54 Granada Road

Hedge End, Southampton

INTRODUCTION

Built circa 1860, with later additions in the 1970's, this charming, four bedroom character cottage is situated on a good size plot, offering a large, private front garden, side patio area, a courtyard garden to the rear, as well as off road parking and an air raid shelter.

Character features include sash windows and features fireplaces, with the accommodation on the ground floor comprising an entrance hall, spacious lounge with wood burning stove (negotiable), separate dining room, conservatory, kitchen and a cloakroom. On the first floor there are four bedrooms, with an en-suite shower room to the master, and a family bathroom.

LOCATION

The property is situated in a popular area of Old Hedge End and benefits from being set back from the road on a secluded plot, shielded by a selection of mature trees. The property benefits from being close to the village centre, which offers a range of shops and amenities, as well as close to reputable local schools, the M27 motorway links and train stations at Botley, Hedge End and Bursledon.

DIRECTIONS

Upon entering Granada Road from Chapel Drove, continue along for some distance where the property can be found on the right hand side.

- TENURE - FREEHOLD
- EPC GRADE C
- EASTLEIGH BOROUGH COUNCIL BAND D





INSIDE

The welcoming entrance hall has stairs leading to the first floor and doors through to all principal rooms, including the cloakroom which has a window to the rear. The spacious lounge has two windows to the front and a fireplace with inset wood burning stove (negotiable). Double doors to the side lead through to the conservatory which has French doors opening out to the patio area. The well-proportioned dining room has two windows to the front, a built-in cupboard and a feature, cast iron stove (decorative).

The kitchen has a window overlooking the rear courtyard and has been fitted with a range of wall and base units with wooden worktops and space for a Range style cooker (negotiable) and a free-standing fridge/freezer. There is an integrated washing machine and dishwasher and a utility cupboard with additional storage space.

On the first floor, the good size master bedroom has two windows enjoying views across the front garden and a modern en-suite, comprising a walk-in shower and a wash basin. Bedrooms two and four both have windows to the front, with the second bedroom benefitting from built-in wardrobes, whilst the third bedroom has a window to the rear. The family bathroom comprises a bath with telephone style shower attachment, wash hand basin, WC and a window to the side.



OUTSIDE

To the front of the property there is a driveway providing off road parking with spaces for two cars, with a pathway leading through to the good size front garden and up to the cottage. The garden is mainly laid to lawn with a selection of mature trees and shrubs, offering a high degree of privacy, with a babbling brook towards the front with a wooden bridge.

There is also an air raid shelter, which is currently being used as a wood store, and a patio area to the side. The rear courtyard garden enjoys the late afternoon sun and has raised, planted borders, as well as access to an outdoor storage cupboard.

BROADBAND

The property has access to ultra-fast broadband (up to 1GB) with Virgin Media.

Alternatively, superfast fibre broadband is available with download speeds of 18-32 Mbps and upload speeds of 4-6 Mbps. Information has been provided by the BT Openreach website.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

