



Hilltop  
Pinewood Park  
Kanes Hill  
Southampton  
SO19 6AL





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#### INTRODUCTION

Built in 2007, this stunning individually designed four bedroom detached home comes with a self-contained two bedroom annexe and is offered with no forward chain. The accommodation in the main house briefly comprises an entrance hall, 21ft lounge, 22ft games room, spacious open plan kitchen/dining/family room, study, utility room, double bedroom with en-suite, a further reception room and cloakroom. On the first floor there are three good size double bedrooms, all with fitted wardrobes and en-suite facilities.

Outside there is a shingled driveway providing ample off road parking and gardens surrounding the property, including an area of woodland.

The recently converted detached annexe comprises an entrance hall, lounge and 18ft kitchen/diner. On the first floor there are two double bedrooms and a modern bathroom. The property has its own private driveway and entrance and shares use of the main gardens and grounds.





## MAIN HOUSE

Double doors open into the entrance hall which has stairs leading to the first floor and access to the lounge, games room, study, kitchen and cloakroom. The dual aspect lounge has a window to the front, French doors to the rear, a fireplace to one wall and a sound system. The good size games room also has a sound system and a window to the front. The study has a window to the front, whilst the cloakroom has a window to the rear and includes a dog bath.

The beautiful open plan kitchen/dining/family room has a window to the rear and two sets of French doors leading out to the garden. The kitchen has been fitted with a matching range of wall and base units with cupboards and drawers under and complementary tiling. There is a Range cooker, integrated dishwasher and Butler sink unit. A door to one side of the kitchen leads through to the utility room which has fitted cupboards, space for appliances and a door leading out to the garden. The ground floor double bedroom has French doors opening onto the garden and a modern en-suite bathroom comprising a tiled bath with shower over, wash hand basin and WC. The reception room has two sets of French doors leading out to the garden, with both rooms allowing for wheelchair use. All ground floor rooms also benefit from Karndean flooring and underfloor heating.

On the first floor, the 21 ft master bedroom has windows to either side, a Velux window and a range of fitted wardrobes and furniture. There is permission to install French doors to open out onto a roof garden. The spacious en-suite has a walk-in shower, bath with telephone style shower attachment, WC and wash hand basin. Bedroom two has windows to the front and rear and a range of fitted wardrobes and furniture. A door to one side leads through to the en-suite which has a tiled bath with shower over, wash hand basin set in vanity unit and WC. Bedroom three has a window to the front, as well as a range of fitted wardrobes and furniture. The en-suite comprises a tiled bath with shower over, wash hand basin and WC.

## OUTSIDE

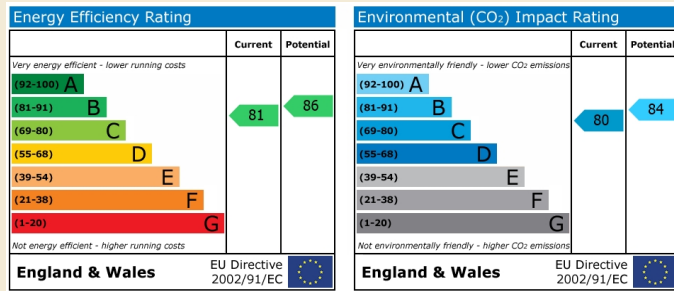
The property is accessed via a set of electric double gates which lead onto the spacious driveway providing ample off road parking for several cars. There is also a useful charging point for electric vehicles. The front garden is laid to artificial grass with a pathway leading to the covered entrance. The property is situated on a good size plot with gardens wrapping all the way around the property and are mainly laid to lawn. There is also a patio area with pergola over, a private area of woodland, outside lighting and water taps.





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

COUNCIL TAX: TBC



## DIRECTIONS

From our office in Hedge End proceed to the end of St Johns Road and turn right onto Kanes Hill. After a short distance turn left into Pinewood Park, where the property can be found on the right hand side.

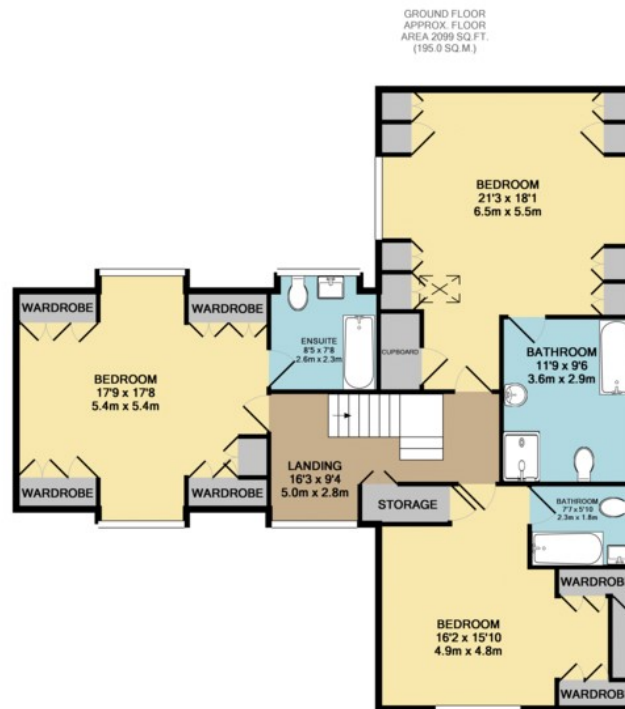
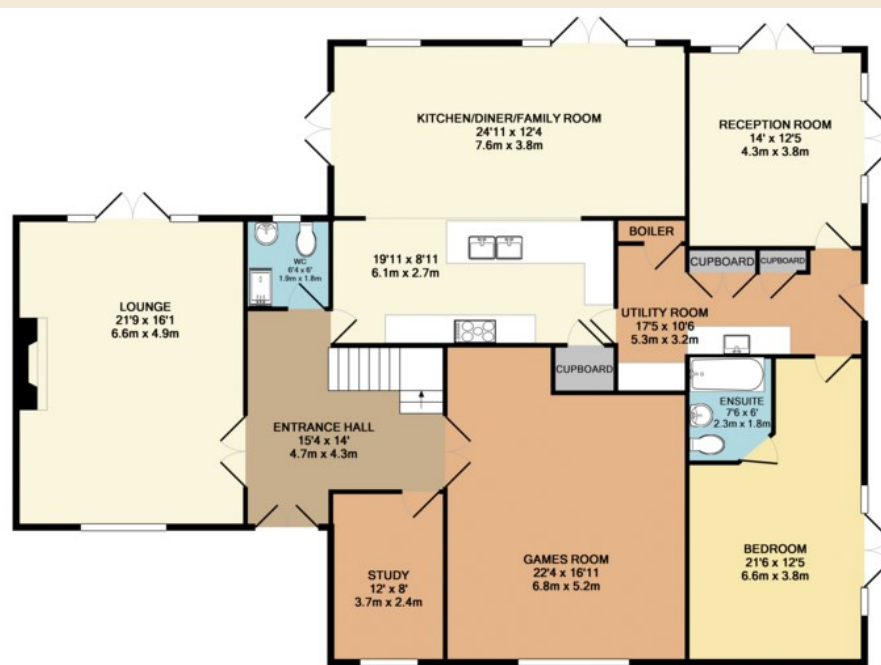
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1ST FLOOR  
APPROX. FLOOR AREA 1209 SQ.FT. (112.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3308 SQ.FT. (307.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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