



Brading Botley Road, Horton Heath - SO50 7DQ
£875,000

WHITE & GUARD

Brading Botley Road

Horton Heath, Eastleigh

INTRODUCTION

A beautifully designed and thoughtfully extended family home that has also been tastefully updated by the current owners. The house has a wonderful light and airy feel upon entering with an inviting entrance overlooked by a galleried landing. Doors then take you through to a 23ft sitting room, playroom, kitchen breakfast room and utility, cloakroom, study and beautiful family/dining room with part vaulted ceiling and Cathedral style Oak framed window. On the first floor the property comes with four double bedrooms, the master of which is ensuite and stunning family bathroom. Additional benefits include a double garage, driveway that provides parking for several vehicles and good size, well cared for garden with two seating areas. To fully appreciate both the size of the accommodation on offer and the property's super location an early viewing is undoubtedly a must.

LOCATION

The property is situated within this beautifully designed development, set away from the road whilst also being within walking distance to Horton Heath. The house further benefits from being within catchment for Fair Oak Primary School and Wyvern College, which has academy status and caters for 11-16 year-olds. Hedge End and its retail park which includes M&S and Sainsburys are close by and Eastleigh and its thriving town centre and train station are only minutes away, as is Southampton Airport and all main motorway access routes.

- EASTLEIGH COUNCIL BAND F
- EPC RATING C
- FREEHOLD





The house is approached via the driveway leading up to a double glazed front door which leads straight through to the lovely bright entrance hall. The hall is overlooked by a galleried landing, with a turned staircase to the first floor, Oak flooring and doors that lead through to both a modern cloakroom and well proportioned office/study. This room is a dual aspect room and has a recently fitted range of built in cupboards along one wall. The sitting room has an attractive bay window to the front, two windows to the side and set of French doors that lead out onto the patio. The main focal point of the room is then the beautiful stone open fireplace to one side of the room. From the hallway an opening leads through to what was originally the dining room and is now used as a playroom, this room has Oak flooring and a set of French doors with full height windows to either side that lead out onto the patio, The heart of the house then has to be the kitchen/family/dining room which has a part vaulted ceiling, with a window and French doors leading through to the rear garden, as well as a large Cathedral style Oak framed window. The kitchen itself is fitted with a modern range of wall and base units with granite worktops. There are a range of appliances that include a Neff oven with separate grill oven above, hob, fridge and freezer. A door then leads through to a useful utility room which is also fitted with a range of matching units and appliance space.



On the first floor there is a galleried landing with a particular feature being the attractive arched window that overlooks the front of the house. The landing also has a hatch providing loft access and a double width airing cupboard with a door that leads through to the master bedroom. The main bedroom has a window overlooking the rear garden and a recently fitted range of wardrobes along one wall with a door to one side that leads through to an exceptionally good size ensuite. This room has been fitted with a double width walk-in shower cubicle, large wash-hand basin and matching WC, with the room also being fully tiled and having spotlights. Bedroom two is a dual aspect room with windows to both the front and side and also has spotlights. Bedroom three overlooks the rear garden, a door that also leads through to the family bathroom and is currently used as a guest bedroom. The fourth bedroom, which is also a double room, has fitted cupboards/wardrobes to one side. The bathroom itself has been fitted with a freestanding shaped bath with swan neck fittings, a double walk-in shower and large wash-hand basin and matching WC.

OUTSIDE

To the front the driveway, which is accessed via electric gates, is brick block paved and leads to the detached double garage that has metal up and over doors, eaves storage space and power and light. Side access then takes you through to a sizable rear garden where there are two patio areas, leaving the main part of the garden mainly lawned with a selection of trees and planted borders, with the garden benefitting from being fully enclosed.

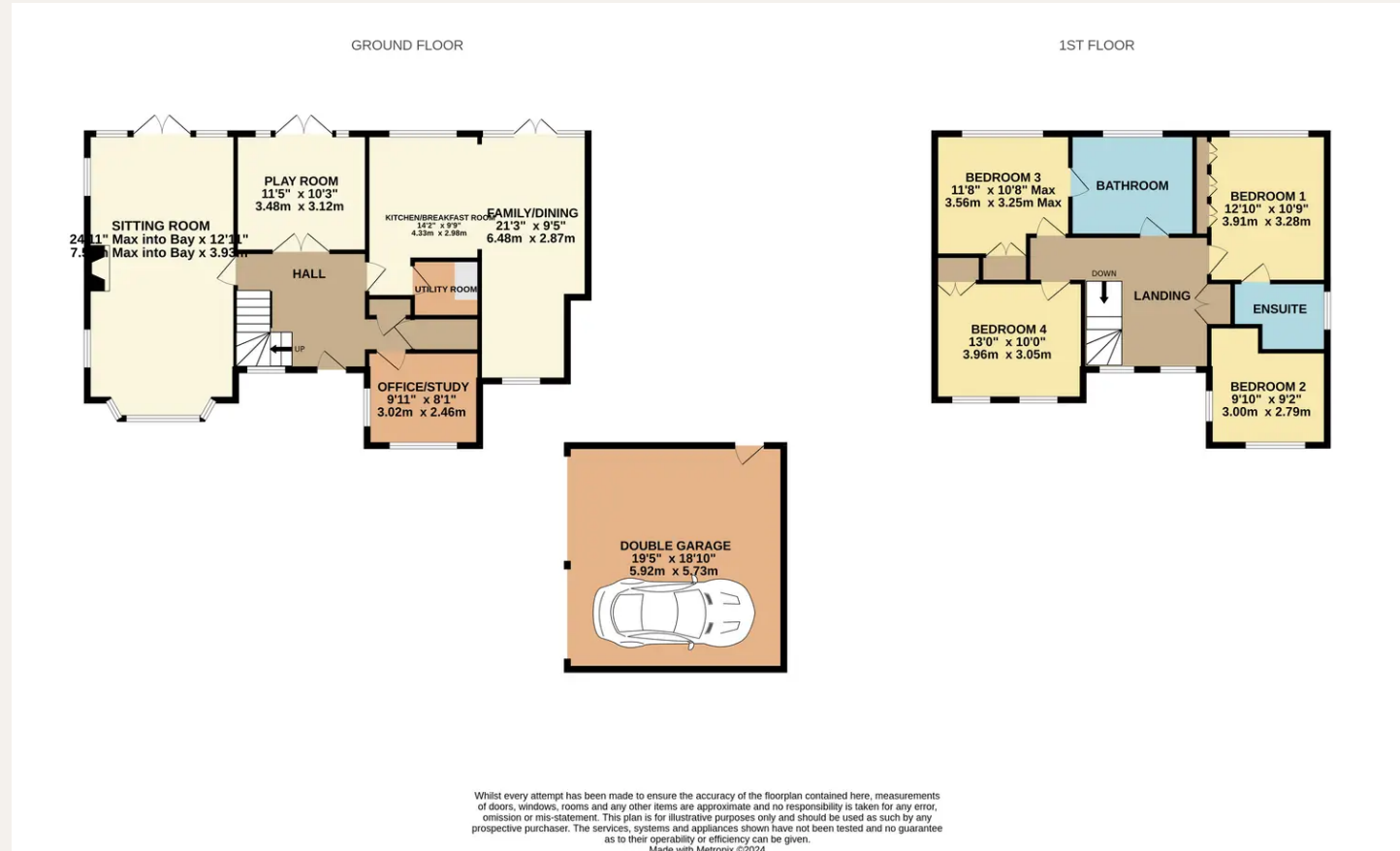
SERVICES:

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

Broadband ; Superfast Fibre Broadband 39-62 Mbps download speed 7 - 13 Mbps upload speed. This is based on information provided by Openreach.

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.



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