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West View, 16 Heath Road South, Locks Heath, SO31 6SJ

A beautifully situated two double bedroom lifestyle cottage with a clever mix of modern essentials and period charm set in an impressive plot with scope to enhance & extend a short stroll from the Centre

Price Guide £400,000

ACCOMMODATION & FEATURES

- Situated at the end of a private drive this lovely cottage has two double bedrooms a ground floor shower room & first floor bathroom suite, flexible living space and scope to enhance – it's a great long term option in a central spot
- The vibe is cottage and lifestyle, its 'Country Living' meets convenience the garden has a magnificent lawn (handy irrigation system) and plenty of 'allotment' space for self sufficiency but Waitrose is nearby for back up
- The space to the side is substantial with useful outbuildings/workshops which provide considerable storage and garage space
- The kitchen is well placed across the rear with ample storage and a pantry, there are views across the gardens and easy access out onto the large terrace
- Two bay windows make both the dining area and living room feel light and bright with nothing but greenery as you look out to the front, it's a cosy haven
- Due to the location and plot size it lends itself to further extension subject to planning



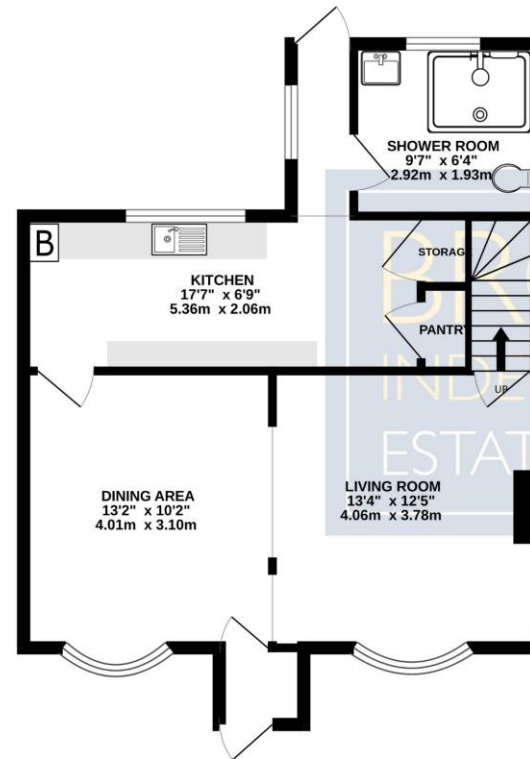


Brook Independent Estate Agents are delighted to present to the market this incredibly pretty two bedroom semi detached cottage situated down a private driveway, it's a secret spot nestled away yet its right in the hub of everything, so the best of all world. Schools of excellent repute are walkable as is the Locks Heath Centre with its everyday shopping and community facilities, array of independent shops, popular coffee house and Waitrose supermarket, boasting a secluded yet central position this cottage provides not only a great lifestyle but its super convenient for pretty much everything. There are additional shopping facilities at Segensworth, Kitescroft and high street shopping in Whiteley, for weekend walks and family meet ups Warsash is a short distance the views are picturesque along the foreshore it's a great place to visit. All these points have seen this area progress as a destination address for those looking for activity and amenities close at hand and this characterful cottage is perfectly situated to enjoy all these attributes.

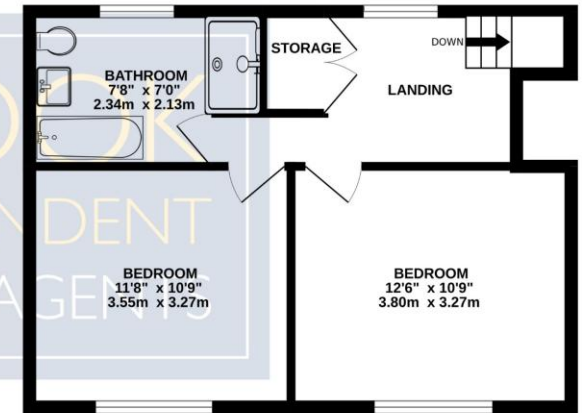




GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.8 sq.m.) approx.

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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