



35 Mead Lane, Horton Heath - SO50 7HS  
£360,000

WHITE & GUARD

# 35 Mead Lane

Horton Heath, Eastleigh

## INTRODUCTION

This stunning three bedroom home is presented in immaculate condition throughout and is tucked away in a peaceful cul-de-sac within the highly sought after Horton Heath. Offering generous living space, the property features a bright and spacious lounge with French doors opening into the garden, a modern fitted kitchen/breakfast room, and a stylish family bathroom. Upstairs, there are three well proportioned bedrooms, including a master with its own en-suite. Outside, you'll find a beautifully landscaped private garden with a patio area, a gate to the side then gives access to two allocated parking spaces.

## LOCATION

Mead Lane is a quiet and desirable cul-de-sac within the popular village of Fair Oak. The area offers a range of local amenities including shops, cafes, and highly regarded schools, making it a perfect choice for families. The property is also well placed for access to Eastleigh, Winchester, and Southampton, with excellent transport links including mainline railway stations and motorway connections, ensuring easy commuting and travel.

- STUNNING THREE-BEDROOM HOME
- PEACEFUL CUL-DE-SAC LOCATION
- BRIGHT AND SPACIOUS LOUNGE
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH EN-SUITE
- BEAUTIFULLY LANDSCAPED PRIVATE GARDEN
- TWO ALLOCATED PARKING SPACES
- FREEHOLD
- EPC RATING B
- EASTLEIGH COUNCIL BAND D





## INSIDE

As you step inside, you are greeted by a bright and welcoming entrance hall that immediately sets the tone for the rest of the home. The ground floor has been thoughtfully arranged to create a sense of space and flow, with a generous lounge which is flooded with natural light thanks to its dual aspect windows and French doors that open directly into the garden.

The kitchen/dining area is finished to an exceptional standard, it features a range of contemporary high gloss white units, complemented by sleek worktops and integrated appliances, the dining area offers plenty of room for a table, making this an ideal setting for family meals or social gatherings. Completing the ground floor is a convenient cloakroom, finished with modern fittings and neutral tones.

Upstairs, the property continues to impress with three well proportioned bedrooms. The master bedroom is a generous size and benefits from a beautifully appointed en-suite shower room, offering a private retreat for the homeowners. The second bedroom is another spacious double, while the third bedroom is perfect as a child's room, nursery, or home office. The family bathroom is finished to a high standard, featuring a contemporary suite with a bath and elegant tiling.

## OUTSIDE

Outside, the property continues to impress with a wonderfully private, landscaped rear garden, carefully designed to offer both an attractive setting and ease of maintenance. French doors from the lounge open directly onto a paved patio, creating the perfect spot for outdoor dining and entertaining. A pathway leads through the garden to a second secluded patio area beneath a charming pergola, providing another lovely space to sit and relax. Gated side access completes the garden and leads conveniently to two allocated parking spaces.



## SERVICES:

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

Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge £264.00 per year

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**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

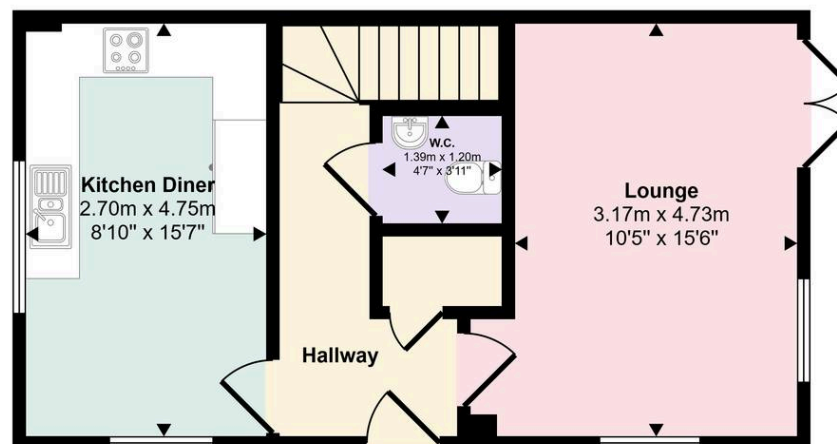
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels 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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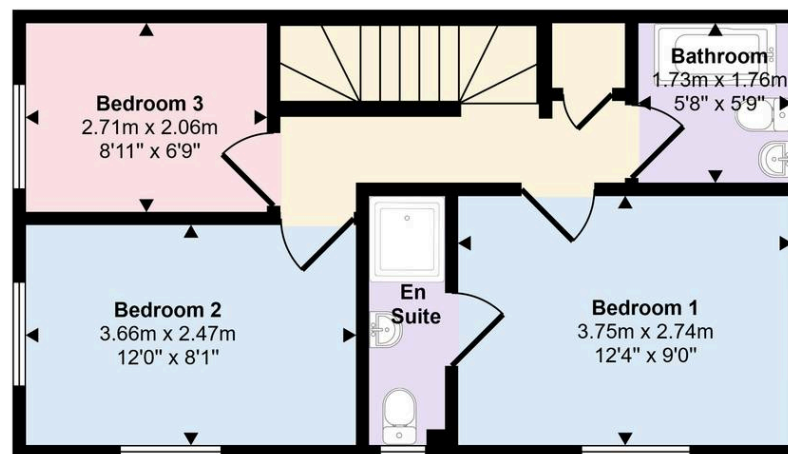


**Approx Gross Internal Area  
81 sq m / 875 sq ft**



## Ground Floor

**Approx 41 sq m / 442 sq ft**



## First Floor

**Approx 40 sq m / 433 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.