







Brook House Meadowbrook Gardens | £799,950

Totton, Southampton, Hampshire, SO40 2RQ

Henshaw Fox













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GROUND FLOOR		
Kitchen/Dining Room	31'1 x 13'0	9.48m x 3.97m
Reception Room	17'1 x 12'4	4.68m x 3.48m
Reception Room	15'5 x 11'9	4.69m x 3.58m
Study	11'9" x 9'8	3.58m x 2.93m
Utility	9'8 x 7'5	2.93m x 2.25m

FIRST FLOOR		
Bedroom 1	11'11 x 11'5	3.64m x 3.48m
Bedroom 2	13'0 x 12'8	3.97m x 3.85m
Bedroom 3	12'1 x 11'9	3.70m x 3.58m
Bedroom 4	11'9" x 9'8	3.58m x 2.94m

Summary

BUYER INCENTIVES AVAILABLE - STAMP DUTY PAID, PART EX, LEGAL FEES COVERED - MOVE IN FOR CHRISTMAS !! -
Meadowbrook Gardens is an exclusive collection of nine newly built homes, each thoughtfully designed with architectural elements that pay homage to the sympathetically rejuvenated original Brook House.

Book your appointment today on 02382 541100 or email homes@henshawfox.co.uk.

Features

- An imposing fully refurbished and extended family home
- Four generous double bedrooms with en-suite to bedroom one
- Stylish open plan kitchen and dining area with bi-fold doors to the garden
- Full range of integrated appliances and a separate utility room
- Three additional reception rooms
- Bathrooms, en-suites and cloakrooms fitted with contemporary sanitary ware
- Air Source heat pump with Underfloor heating to the ground floor
- Block paved driveway and electric car charging point included
- Enclosed and gated rear garden with large patio area for entertaining

EPC Rating

Energy Efficiency Rating
Current
Potential

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Accommodation
Brook House is the original dwelling set in the heart of Meadowbrook Gardens, having been tastefully upgraded and extended by Orchard Homes. This spacious home offers a versatile arrangement of rooms with four large double bedrooms, with a luxury en-suite to bedroom one and a family bathroom. On the ground floor the impressive open plan 'live in' kitchen, dining and seating area form the social hub of the home with views to the enclosed and child friendly rear garden via bi-fold doors. The stylish kitchen offers an extensive range of shaker style wall and base units with contrasting silestone worksurfaces, central island and breakfast bar. A full range of integrated appliances include a Bosch black single 3D hot air oven, combination microwave grill & oven, induction hob with down draft extractor. fridge freezer and dishwasher. The generous utility room adjacent offers additional storage, plumbing for white goods and access to the garden. Three further reception rooms and a ground floor cloakroom complete this impressive home.

This impressive four bedroom detached property is discreetly positioned at the far end of the development and offers a stylish kitchen with integrated appliances and spacious open plan dining area with bi-fold doors to the patio seating area, complemented by two large reception rooms. A useful utility room and a WC complete the ground floor. The main bedroom benefits from a large en-suite shower room while the remaining three bedrooms share a modern family bathroom. This home also benefits from driveway parking and carport with a private and enclosed rear garden.

Internal Features
- Ground floor Salcombe Dune Oak from Woodpecker Flooring
- Bi-fold doors
- Each home is pre-wired to receive satellite and terrestrial TV reception with outlets to the living room and all bedrooms
- Telephone points in living room and all bedrooms
- Combination power point / USB sockets are fitted in the kitchen and bedrooms
- Integrated smoke detectors

Kitchen
- Expertly designed kitchens by Symphony Kitchens, with Linear® Icon units creating an iconic inspired handle-less kitchen style with sophisticated Silestone work surfaces and upstands
- Integrated appliances include:
  - Bosch Black Single 3D hot air oven
  - Bosch Black Combination microwave, grill & oven
  - Bosch Black Glass 60cm Induction Hob
  - Hotpoint Dishwasher
  - Hotpoint Fridge/Freezer (70/30)
  - Modern concealed extractor hood
- Porcelanosa ceramic floor tiling to the utility areas
- LED downlights / recessed ceiling spotlights

Bathroom, En-suites and Cloakroom
- Stylish contemporary sanitary ware from Ideal Standard
- Porcelanosa Rodano ceramic floor tiles with complementary wall tiling to selected areas
- Chrome heated towel rails to all bathrooms and en-suites
- LED downlights / recessed ceiling spotlights

Outside
- Driveway parking for several cars
- Electric Car Charger
- A small shed is provided to all homes
- External lighting to front and rear
- Outside tap

Heating
- Underfloor heating to the ground floor and radiators to first floor
- Water cylinders with Air Source Heat Pump units

Communal Areas
A management company will be created which all owners will belong to. The management company will be responsible for the ongoing maintenance of the communal areas and sewerage treatment plant servicing all homes.

Build Zone Warranty
The UK's leading standard-setting body and provider of warranty and insurance for new homes. Build Zone work with Orchard Homes to raise the standards of new homes and to provide consumer protection for homebuyers.

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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