



14 Conager Close | £435,000  
Nursling, Southampton, SO16 0BQ

 Henshaw Fox



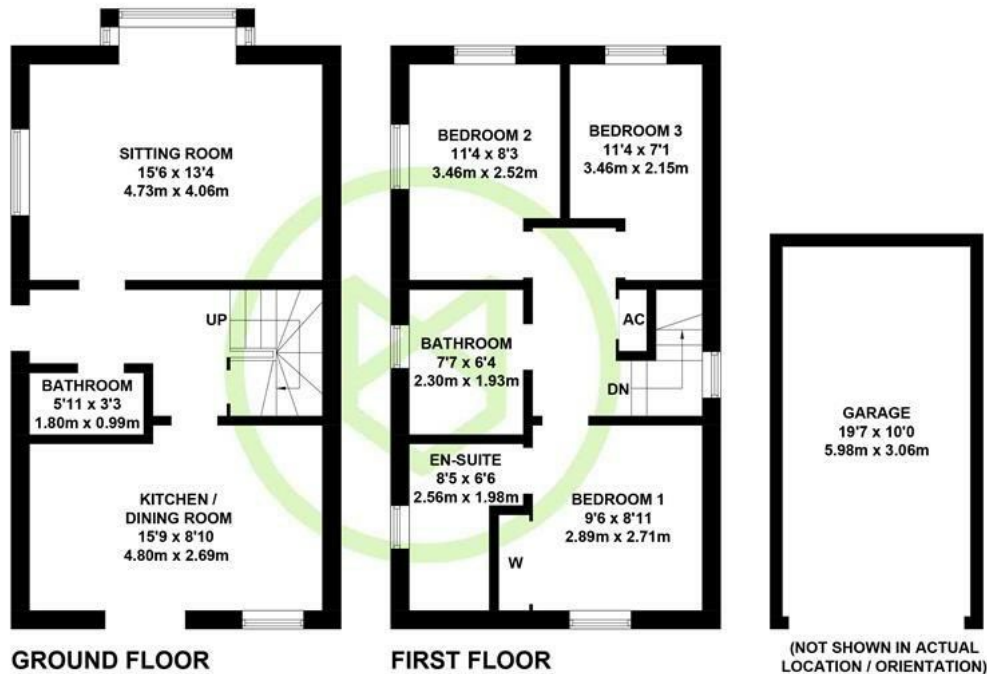
14 Conager Close  
Nursling, Southampton, SO16 0BQ

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# Summary

This attractive detached family home is conveniently positioned within the desirable Fen Meadow development and offers a range of local amenities nearby, including convenience shopping, public houses, recreational facilities and well-regarded schooling. The light and airy accommodation offers three bedrooms with an en-suite shower room to bedroom one, complemented by a dual aspect sitting room and open plan kitchen dining room. French doors open to the wonderfully private and enclosed rear garden with secure gated access to the driveway providing ample off road parking and the detached single garage. A communal woodland forms part of the development with a walk way and children's play area on the doorstep.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 464 SQ FT / 43.1 SQ M  
FIRST FLOOR = 452 SQ FT / 42.0 SQ M  
GARAGE = 197 SQ FT / 18.3 SQ M  
TOTAL = 1113 SQ FT / 103.4 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1310632)

## Features

- An attractive detached family home
- Quietly situated on the fringes of the desirable Fen Meadow development
- Three bedrooms with en-suite facilities to bedroom one
- Dual aspect sitting room
- Open plan kitchen and dining area
- Enclosed, private and child friendly rear garden
- Off road parking and detached single garage
- Remainder of a 10 year NHBC guarantee
- Green open area and walks on the doorstep
- Vendor suited

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential A

# 14, Conager Close, Nursling, Southampton, SO16 0BQ

## Ground Floor

An attractive covered entrance and part glazed front door opens into the welcoming entrance hall fitted with quality oak effect flooring which complements the crisp neutral decor. A useful storage cupboard is situated under the stairs with a cloakroom comprising a wash basin and dual flush wc. The dual aspect sitting room is flooded with natural light and features a large bay window with fitted blinds. The stylish open plan kitchen and dining room overlooks the enclosed and private rear garden via French doors which open out to the patio seating area. A selection of white fronted wall and base units provide ample storage space with contrasting work surfaces and upstand. Integrated appliances include a single oven, four burner induction hob with extractor hood over, dishwasher and washing machine. Space is available for a free standing fridge freezer.

## First Floor

The landing allows access to the well insulated loft space via a hatch and also hosts the shelved airing cupboard. Bedroom one boasts full height built in wardrobes and a modern en-suite shower room comprising a large shower cubicle with dual heads, wash basin, wc and heated towel rail. Bedroom enjoys a dual aspect and along with bedroom three are served by the family bathroom with a panelled bath and mixer shower over, wc, wash basin and heated towel rail.

## Parking

Off road parking is available on the driveway to the side of the house for two vehicles extending to the detached single garage fitted with an up and over door, power and lighting. Storage is available in the roof space.

## Outside

A secure side gate accesses the wonderfully private and enclosed rear garden providing a child friendly outdoor space to relax or entertain. A generous neatly edged patio seating area is perfect for al fresco dining with a lawn extending to the rear boundary, bordered by a selection of mature shrubs and a small tree creating a leafy backdrop.

## Location

Fen Meadow is an attractive modern development situated within the highly sought-after village of Nursling, on the western outskirts of Southampton. Offering the perfect balance of village charm and city convenience, the development enjoys a semi-rural setting surrounded by open green spaces whilst remaining within easy reach of Southampton city centre, the General Hospital and the extensive amenities of nearby Shirley and Romsey. The area is particularly popular with families and professionals alike, benefiting from excellent road connections via the M27 and M271, providing convenient access to the South Coast, Winchester and beyond. Regular bus services operate nearby, offering straightforward links into Southampton and surrounding areas.

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Sellers Position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Nursling Ce Primary School

## Secondary School

The Mountbatten School

## Council Tax

Band D - Test Valley Borough Council

## Management Charge

A yearly management fee of £530 is payable for the up keep of communal areas and woodland

## 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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