



Monterey Drive | Locks Heath | SO31 6NW

Asking Price £850,000



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W&W are delighted to offer for sale this five bedroom executive detached family home sat on an enviable plot providing rear, side and front gardens. The property boasts five bedrooms, lounge, modern kitchen/breakfast room, dining room, study, sun room/orangery, downstairs cloakroom, family bathroom & en-suite bathroom to the main bedroom. The property also benefits from a newly landscaped rear garden, converted garage into a store and utility room and ample driveway parking.

Monterey Drive is a highly sought after location. Local Schools, shops and other amenities are situated within walking distance, also close by is Locks Heath shopping centre and excellent transport links including M27, A27, Swanwick Train Station and Southampton Airport.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.







Extremely well presented executive five bedroom detached family home

Sat on an enviable plot providing front, rear & side gardens

Welcoming entrance hall with attractive wood effect flooring

Spacious lounge with feature 'Chesney's' gas fire with granite mantel & double doors opening out onto the rear garden

Impressive open plan modern fitted 'Leicht' kitchen/breakfast room with island incorporating 'Silestone' worktops & integrated bi-folding doors opening into the sun room



Integrated appliances include 'Miele' induction hob, combination oven/microwave, steam oven, single oven & fridge/freezer

Beautiful sun room/orangery with skylight & bi-fold doors opening out to the rear garden

Dining room with twin windows to the front

Study to the ground floor

Modern re-fitted downstairs cloakroom with feature 'Villeroy & Boch' sink & attractive Porcelanosa tiling

Main bedroom benefitting from built in double wardrobes & en-suite

Modern re-fitted en-suite bathroom comprising three piece Villeroy & Bosch suite , large walk in shower with feature rainfall shower head , raised bath, Porcelanosa tiling & low level LED lights

Four additional bedrooms with three benefitting from built in wardrobes

Feature made to measure shutters to the lounge, dining room, study, bedroom three, bedroom five, main bathroom & en-suite to remain

Modern re-fitted family bathroom comprising three piece Villeroy & Bosch suite & attractive Porcelanosa tiling

Southerly facing newly landscaped garden enjoying attractive sandstone paved patio areas perfect for alfresco dining/entertaining, area laid to lawn with display flower beds

Work shed with power & lighting to remain

Partially converted double garage into utility room & remainder as storage

Ample driveway parking for multiple vehicles with EV charging point to remain



Tenure: Freehold
EPC Rating: TBC
Council Tax Band: F





14 Privately owned solar panels to the property with battery storage

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property

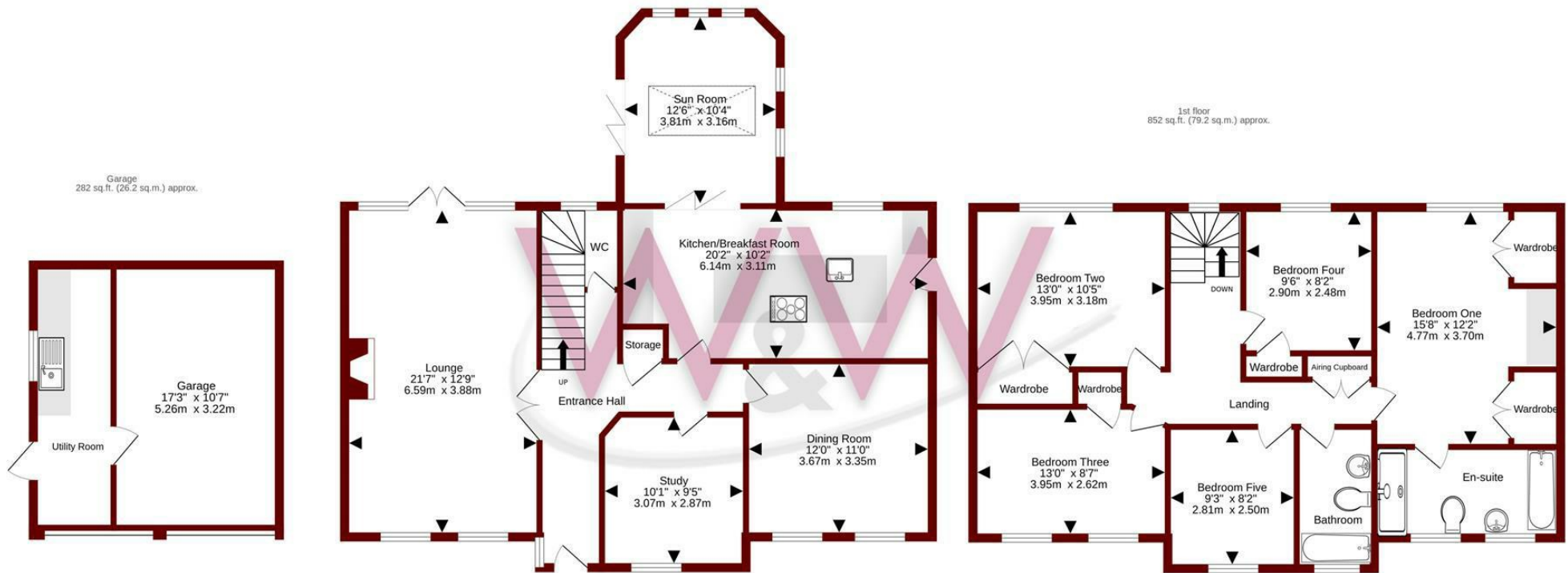
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Ground floor
975 sq.ft. (90.5 sq.m.) approx.

1st floor
852 sq.ft. (79.2 sq.m.) approx.

Garage
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 2109 sq.ft. (195.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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