



2 Newmarket Close, Horton Heath - SO50 7LJ  
£395,000

WHITE & GUARD

## 2 Newmarket Close

### Horton Heath, Eastleigh

Positioned within a quiet and highly regarded cul-de-sac in the ever-popular semi-rural village of Horton Heath, this attractive three-bedroom detached home offers an exceptional opportunity to acquire a well-balanced and thoughtfully arranged property in a sought-after setting. Enjoying a peaceful residential position, the home combines a pleasant outlook with a strong sense of privacy, while remaining conveniently located for access to local amenities, well-regarded schools and surrounding transport links. The home provides a comfortable and inviting environment with a rare balance of practicality, flexibility and long-term potential, that can be easily adapted to suit a variety of lifestyles.

#### LOCATION

Horton Heath is a semi-rural village with a local shop, popular pub and recreation ground, it also benefits from its own tennis courts and local woodlands with many footpaths and bridleways. Also, within catchment for Wyvern College for 11-16 years olds. The property is just a short drive from Hedge End and its retail park that include M&S and Sainsburys, as well as Eastleigh and its thriving town centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stone's throw away, and all main motorway access routes are also within easy reach.

- ATTRACTIVE THREE-BEDROOM DETACHED HOME
- PEACEFUL RESIDENTIAL SETTING
- RARE OPPORTUNITY TO ACQUIRE A WELL-BALANCED AND THOUGHTFULLY ARRANGED PROPERTY
- ENSUITE AND FAMILY BATHROOM
- THE REAR GARDEN IS A STANDOUT FEATURE OF THE PROPERTY
- DETACHED GARAGE AND DRIVEWAY PARKING
- CONVENIENT ACCESS TO LOCAL AMENITIES CLOSE, SCHOOLS & TRANSPORT LINKS





## INSIDE

The accommodation opens into a welcoming entrance hall with a convenient cloakroom, stairs up to the first floor and a door that leads through to a bright and comfortable sitting room, which is positioned to the front of the home. This space enjoys excellent natural light and connects seamlessly into a separate dining room, creating a sociable and versatile living environment ideal for both everyday use and entertaining. To the rear, the kitchen is fitted with a range of wall and base units providing ample storage and worktop space, complemented by a window overlooking the garden which provides a pleasant outlook. From the dining room, the accommodation flows through to a conservatory, which is an excellent addition that enhances the overall versatility of the home. Flooded with natural light and enjoying direct access to the garden, this space lends itself perfectly as a garden room, informal sitting area or additional reception space.

The first floor continues to impress, comprising three bedrooms with the principal bedroom benefitting from fitted mirrored wardrobes, along with the added advantage of an en-suite shower room fitted with a contemporary suite. The remaining bedrooms are served by a modern family bathroom, complete with panel enclosed bath and sleek, neutral finishes.

## OUTSIDE

The rear garden is a particular highlight of the property, thoughtfully arranged to create a private and inviting outdoor setting. A raised decked seating area provides the ideal space for outdoor dining and entertaining, while a covered pergola offers a sheltered area for relaxation. The remainder of the garden is predominantly laid to lawn, complemented by established planting and borders which add colour and character throughout. The enclosed nature of the garden ensures a good degree of privacy, with side access and the detached garage further enhancing practicality.



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

**SERVICES:**

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

- EASTLEIGH COUNCIL BAND
- FREEHOLD
- EPC RATING C

**ANTI-MONEY LAUNDERING REGULATIONS**

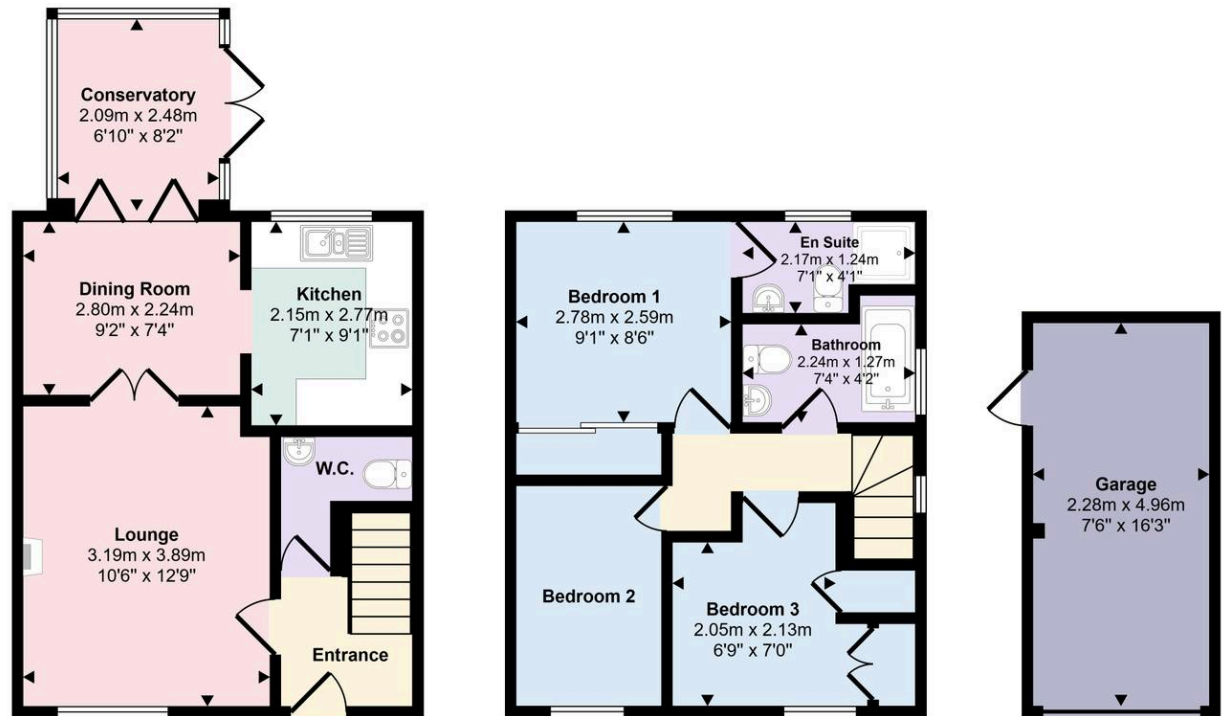
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**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

**DISCLAIMER**

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.

**Approx Gross Internal Area  
81 sq m / 871 sq ft**



**Ground Floor**  
Approx 37 sq m / 403 sq ft

**First Floor**  
Approx 32 sq m / 347 sq ft

**Garage**  
Approx 11 sq m / 122 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.



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