



RICHMONDS

# Hobb Lane, Hedge End, Southampton, SO30 0GQ

£895,000

An exceptional 4-bedroom architect-designed home extending to approximately 3,423 sq. ft., occupying a private position on one of Hedge End's most prestigious roads.

Designed by Oliver Bray of OB Architecture, this striking contemporary residence is centred around a spectacular 58ft open-plan kitchen, dining and living space, featuring a dramatic double-height ceiling, extensive glazing, bi-fold doors and a feature Contura wood-burning stove.

The beautifully presented accommodation includes four generous double bedrooms, including a superb principal suite with dressing room, luxury en-suite and private balcony, together with three recently refurbished Porcelanosa bath/shower rooms.

Finished to an impressive specification throughout, the property benefits from underfloor heating, air conditioning, zoned heating controls, an upgraded MVHR system, water filtration and softening systems, an integral garage and a detached insulated garden room/gym.

Outside, the landscaped gardens provide a high degree of privacy and excellent entertaining space, while the extensive driveway offers ample off-road parking.

Offered for sale with no forward chain, this is a rare opportunity to acquire one of Hedge End's most distinctive contemporary homes.

## Other Information

Tenure: Freehold

Energy Rating: C

Sellers Position: No onward chain

## Local Information:

Council Tax: F

Local Authority: Eastleigh Borough Council



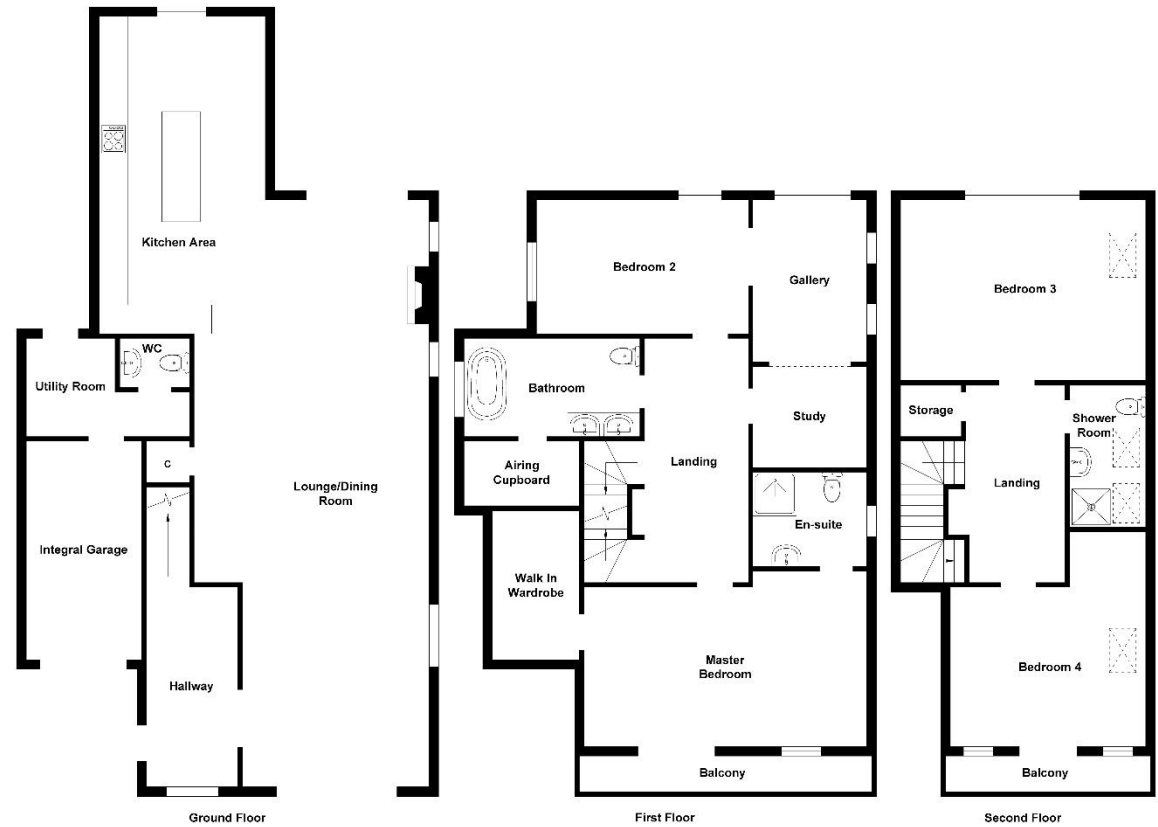


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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