



Lambourne Drive | Locks Heath | Southampton | SO31 6UA

Asking Price £599,000



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W&W are delighted to offer for sale this incredibly spacious, beautifully presented & improved four bedroom detached family home OFFERED WITH NO ONWARD CHAIN, MAKING IT IDEAL FOR QUICK MOVE. Internally, the property boasts over 1900 sq.ft spanning across multiple floors providing four bedrooms, study, modern kitchen/dining room, downstairs cloakroom, utility room, modern main bathroom & two modern en-suites. Outside, the property benefits from a lovely landscaped rear garden, integral double garage and driveway parking for multiple vehicles.

Lambourne drive is situated in the popular residential area of Locks Heath, this property enjoys a convenient location close to a wide range of everyday amenities, including shops, supermarkets, cafés and restaurants. Well-regarded schools are nearby, making the area popular with families, while excellent transport links provide easy access to Southampton, Fareham and the M27. The beautiful River Hamble, local parks and nearby coastline also offer plenty of opportunities for walking and sailing.

### 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.







Beautifully presented & improved four bedroom detached family home

Ideal for a quick move, offered with no onward chain

Incredibly spacious boasting over 1900 sq.ft

Striking split-level architecture with brand-new carpets flowing across four staircases and landings, providing a pristine, luxurious feel with tiled entry

Impressively sized 25'ft modern re-fitted kitchen/dining room with double doors opening out to the rear garden & walk-in pantry cupboard

Modern kitchen boasting wood worktops, attractive matte cabinets & integrated hob, double oven, fridge/freezer, dishwasher, bins, dedicated filtered drinking water tap & water softener



Separate utility room providing additional storage & space/plumbing for washing machine and tumble dryer

Lounge enjoying centrepiece fireplace with inset log burner

Study with window to the front

Downstairs cloakroom

Main bedroom to the top floor benefitting from built in wardrobes & en-suite

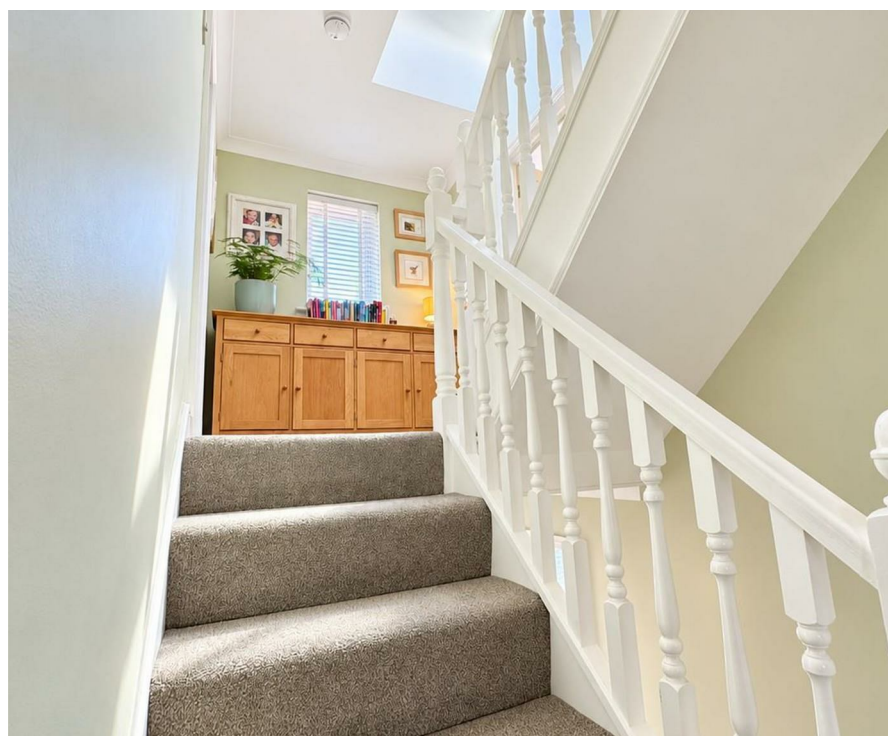
Modern re-fitted en-suite shower room comprising four piece suite with attractive wall/floor tiling

Guest bedroom benefitting from built in wardrobes & modern en-suite

Tenure: Freehold

EPC Rating: C

Council Tax Band: E



shower room

Two additional bedrooms with one benefitting from built in wardrobes

Modern re-fitted main bathroom comprising three piece white suite & attractive wall/floor tiling

The rear of the property opens up to a highly private garden, featuring a dedicated patio area perfect for alfresco dining and entertaining & feature hot water garden tap (ideal for washing dogs)

The property enjoys excellent natural screening, backing directly onto the local "Red Path" with its beautiful, established mature oak trees, offering a peaceful & green outlook

Integral double garage with electric automated garage doors & multiple power points

Driveway parking for multiple vehicles

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; Networked for the Future (Cat 5 Infrastructure):



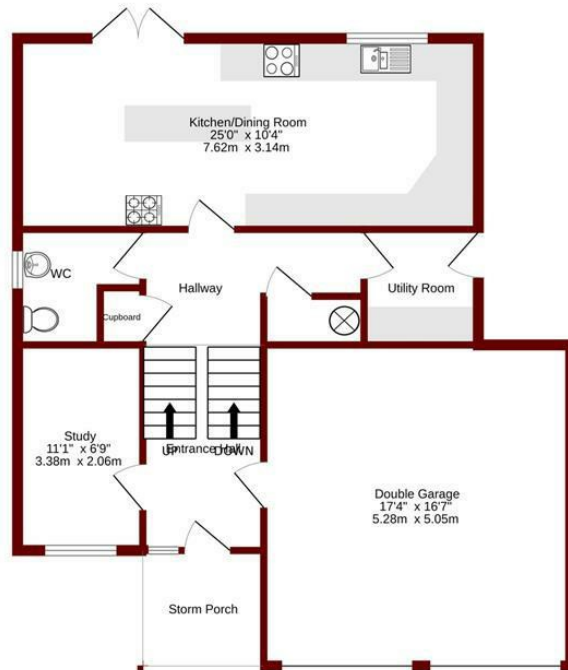
Unlike standard wireless properties, this home features dedicated, hardwired Cat 5 network cabling routed directly to critical living, sleeping, and working zones

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

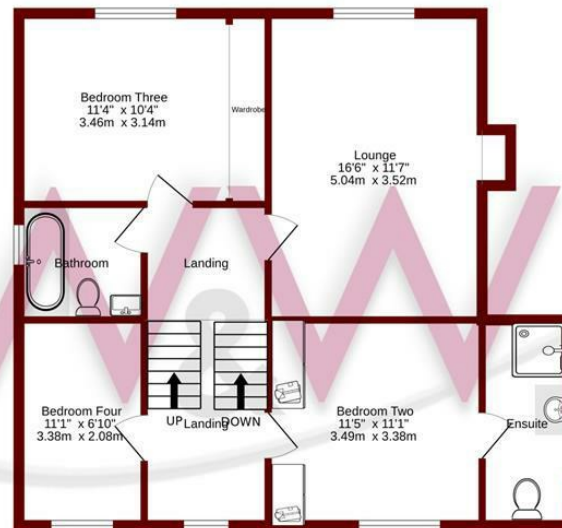
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



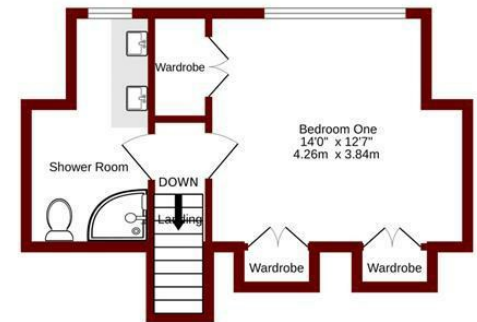
Ground floor  
886 sq.ft. (82.3 sq.m.) approx.



1st floor  
749 sq.ft. (69.6 sq.m.) approx.

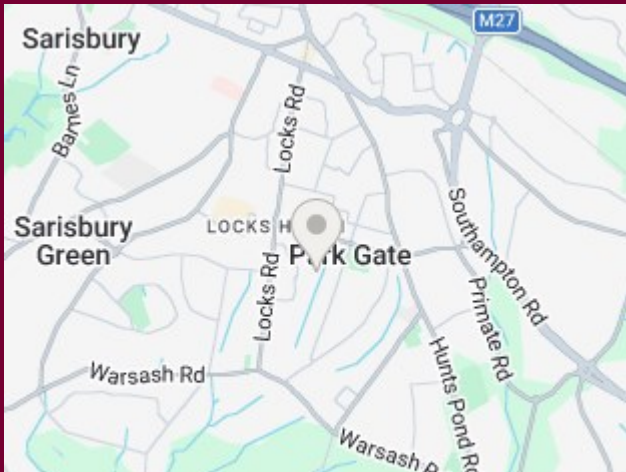


2nd floor  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

20e Bridge Road  
Park Gate  
Southampton  
Hampshire  
SO31 7GE  
01489 577990

parkgate@walkerwaterer.co.uk  
www.walkerwaterer.co.uk