



Addison

ESTATE AGENTS



1 Cardinal Way, Locks Heath, Southampton, Hampshire, SO31 6RT

**£650,000 Freehold**

A beautifully presented detached family home, thoughtfully and extensively enhanced by the current owners, offering bright, spacious and highly versatile accommodation throughout.

The standout feature of this home is the impressive kitchen/dining/family room spanning the full width of the rear. Finished to a high specification with quality integrated appliances, this superb open-plan space is designed for modern family living and entertaining. Large sliding doors open directly onto the garden, allowing the space to flow effortlessly outdoors during the warmer months.

A separate, cosy lounge with a wood-burning stove provides a welcoming retreat, ideal for quieter evenings.

The property offers four generous double bedrooms, along with a ground floor bathroom and an upstairs shower room. In addition, there is a spacious dressing area/study, offering flexibility to suit a variety of needs.

Externally, the sunny and secluded rear garden backs onto parkland, creating a peaceful and private setting. Designed for both relaxation and entertaining, it features a large patio area and a gazebo with heater for year-round use. A bespoke garden office, fully insulated and double glazed, benefits from power, heating and its own WiFi connection – an excellent solution for home working.

To the front, a substantial driveway provides ample parking for multiple vehicles, a motorhome or even a boat. There is also useful concealed side storage offering additional practical outdoor space.

Situated in a sought-after and convenient location, the property is within easy reach of local amenities including Waitrose, cafés, restaurants, a butcher, doctors' surgery and reputable schools. Coastal and woodland walks, including those at Warsash and Holly Hill, are nearby, while the adjoining parkland offers further space to enjoy the outdoors.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</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 2002/91/EC	

## Further Information

**Local Council:**

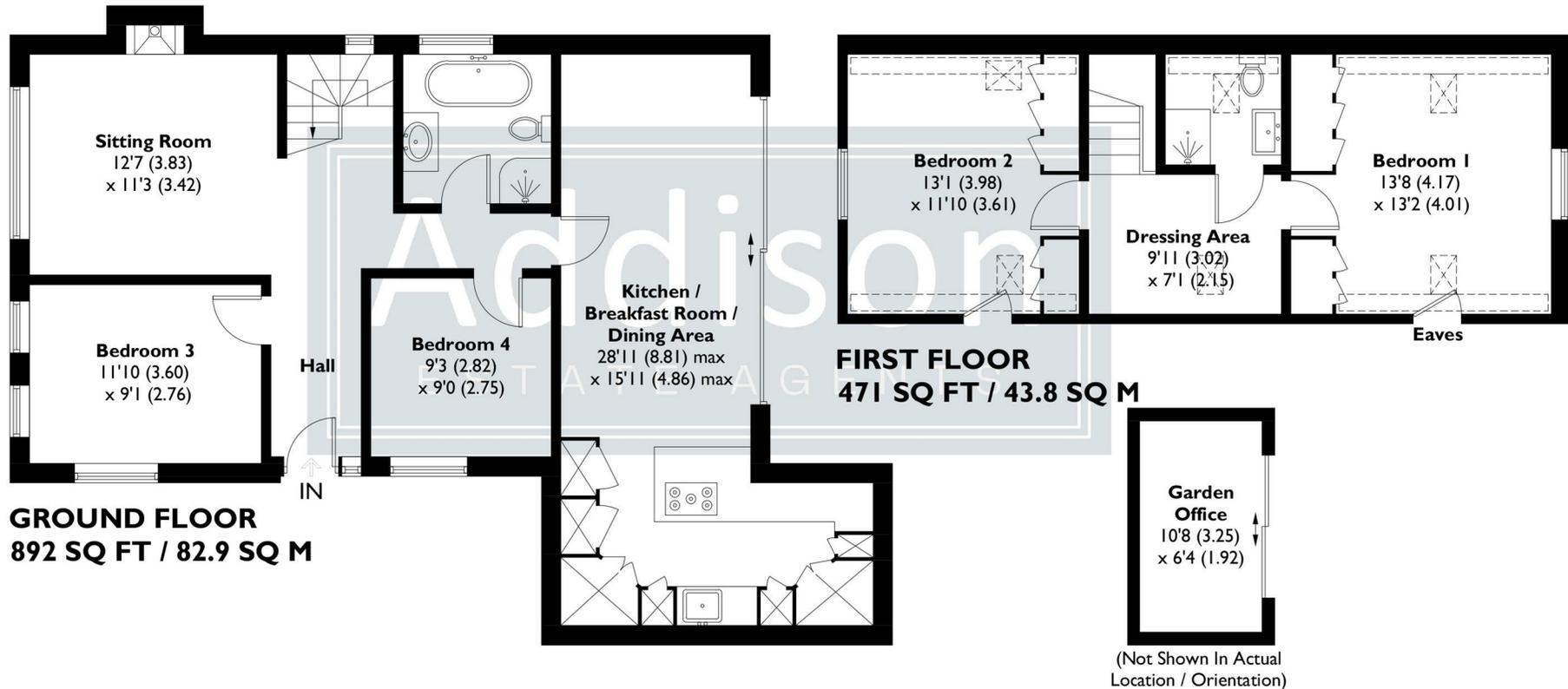
**Council Tax Band:**

**E**





APPROXIMATE GROSS INTERNAL AREA = 1363 SQ FT / 126.7 SQ M  
GARDEN OFFICE = 67 SQ FT / 6.2 SQ M  
TOTAL = 1430 SQ FT / 132.9 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1277891)

Produced for Addison Estate Agents



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