







20 Hartsgrove Avenue | £775,000

Blackfield, Southampton, Hampshire, SO45 1WG

Henshaw Fox









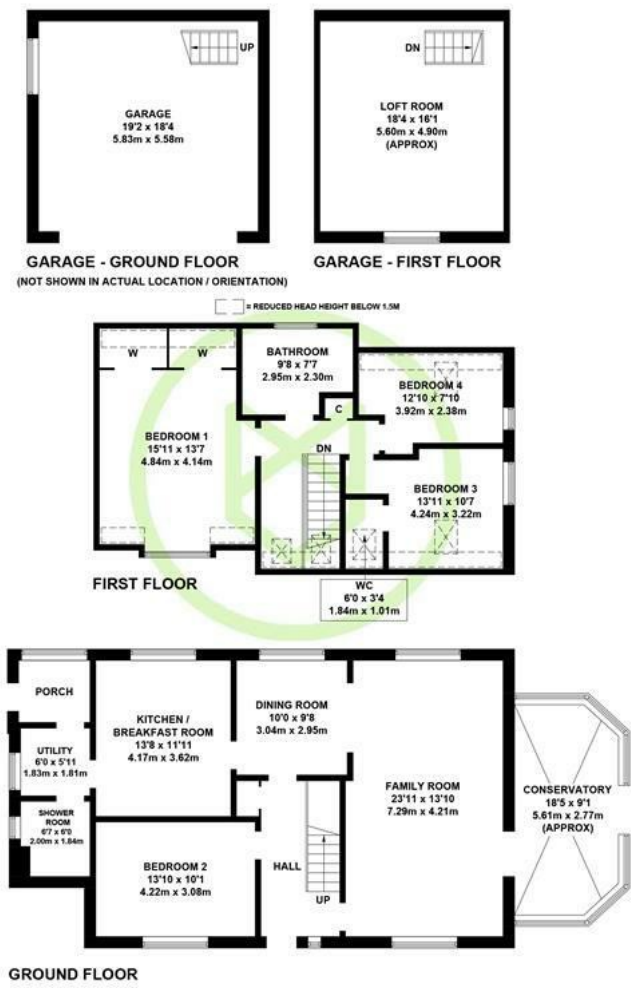




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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1160 SQ FT / 107.8 SQ M
FIRST FLOOR = 686 SQ FT / 63.7 SQ M
GARAGE = 648 SQ FT / 60.2 SQ M
TOTAL = 2494 SQ FT / 231.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1278204)

Summary

This charming detached family residence is discreetly position in the village of Blackfield on a generous landscaped plot approaching one third of an acre of mature and private gardens. The versatile accommodation offers four generous bedrooms served by an en-suite, family bathroom and a modern ground floor shower room. An impressive sitting room flows in to the adjoining dining room with a large conservatory overlooking the private grounds, complemented by the cottage style kitchen breakfast room, utility and rear lobby. Extensive off road parking is available on the gated driveway for numerous vehicles as well as the detached double garage with occasional bedroom over, carport, cover area for a motorhome, shed and garden store. A heated swimming pool and decked seating area with sun terrace provides the perfect place to entertain or relax whilst enjoying the sunny aspect.

Features

- An attractive and versatile family residence
- Discreetly positioned on a private and landscaped plot approaching one third of an acre
- Four generous bedrooms with an en-suite, family bathroom and shower room
- Impressive dual aspect sitting room with log burning stove
- Separate dining room and large conservatory
- Kitchen breakfast room with utility room and lobby
- Gated driveway providing extensive off road parking
- Double garage with loft room/bedroom over and two car ports
- Private and well tended formal gardens
- Heated swimming pool with decked seating area

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor
The welcoming and spacious entrance hall offers ample room for coats and shoes with oak effect flooring which extends throughout most of the ground floor. To the left a large double bedroom overlooks the front aspect with a useful cloaks cupboard adjacent. The spacious dual aspect sitting room features a corner log burning stove as a focal point to the room which provides an impressive social space open to the dining room, via an open arch with glazed French doors to the garden. A generous conservatory is accessed from the sitting room creating an additional reception area overlooking the private garden. The cottage style kitchen breakfast room offers a range of wall and base units with contrasting oak block worksurfaces and breakfast bar. Integrated appliances include an eye level double oven, induction hob and filter hood over. The adjoining utility room offers space and plumbing for white goods with access to the modern tiled shower room with a walk in multi jet shower, vanity unit and mounted wash basin, dual flush wc and heated towel rail. A rear lobby provides further space for white goods and access to the garden.

First Floor
The galleried landing enjoys space for a seating area with access to the part boarded loft space via a hatch and pull down ladder and hosts the shelved airing cupboard. Bedroom one is a generous double room boasting double built in wardrobes. Bedrooms three and four are also double rooms with an en-suite wc and wash basin to bedroom three. The family bathroom comprises a P-shaped bath with dual shower over, wc, bidet, vanity unit with mounted wash basin and heated towel rail.

Parking
Discreetly positioned with an extensive shaped parking area for numerous vehicles extending to the detached double garage, carport and motorhome port. The garage is fitted with an up and over door, power, light and a rear open staircase to a carpeted loft room which the current owners use as an occasional bedroom. Other outbuildings include a timber shed, garden store and log stores.

Outside
The well tended and wonderfully private formal gardens approaching a third of an acre offer a great family space for entertaining or children to safely play. A circular heated swimming pool is discreetly positioned to the rear of the property with a decked surround, raised seating area and sun terrace perfectly positioned to capture the sunny aspect. Space is available for a hot tub with raised planters stocked with a variety of well established shrubs and flowers.

Location
Situated on the edge of the New Forest, Blackfield is a well-established village offering a blend of coastal charm, community spirit, and excellent access to both countryside and commuter links. Located near the shores of Southampton Water and bordering the stunning landscapes of the New Forest National Park, the area is ideal for buyers seeking a balance of nature and convenience. Blackfield benefits from a range of everyday amenities including local shops, schools, healthcare facilities, and leisure options, with nearby Hythe providing a wider selection of services, a marina, and the popular Hythe Ferry offering direct access to Southampton city centre. The area is particularly attractive to families and outdoor enthusiasts, with scenic woodland walks, coastal paths, and open heathland all within easy reach. Excellent road connections via the A326 provide straightforward access to Southampton, the M27, and beyond, making it a practical choice for commuters while retaining a relaxed village atmosphere.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position
Buying on

Heating
Gas fired central heating

Infants & Junior School
Blackfield Primary School

Secondary School
The New Forest Academy

Council Tax
Band E - New Forest District Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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