



**Addison**  
ESTATE AGENTS



3 Moss Court, Locks Road, Locks Heath, Southampton, SO31 6NT

**£995,000 Freehold**

Occupying one of Locks Heath's most desirable and private positions, this stunning detached family residence offers exceptional living accommodation in excess of 3,000 sq.ft. Tucked away within an exclusive development of just four individual executive homes, the home has been meticulously updated, extended and enhanced throughout.

This impressive property provides beautifully designed family living space that includes five double bedrooms, three with refitted en-suite facilities, along with a superbly refitted contemporary shower room. The ground floor features a wonderfully appointed 30ft kitchen/diner with amazing central island and three generous reception rooms,

including a 24ft living room, and a versatile study/family/play room. Additional accommodation includes a study, utility room and a double integral garage.

A set of French doors opens into the entrance porch, with a further door leading into a warm and welcoming entrance hall that immediately showcases the scale of this home. Double doors lead to the living room and an open archway to the kitchen, with additional doors to the family room and study. The cloakroom comprises a low-level WC and wash hand basin.

The magnificent 30ft kitchen/diner provides an exceptional social space ideal for cooking, dining and entertaining. It features an extensive range of wall and base units with quartz worktops, a central island with breakfast bar, and additional area with two wine coolers and integrated fridge, and bi-fold doors opening onto the secluded rear garden. The kitchen has been completely renewed with a full suite of high-end NEFF appliances, including two double ovens, a combi oven/microwave, a five-ring induction hob and an integrated bean-to-cup coffee machine, together with a Quooker system providing instant hot, filtered and sparkling water, plus integrated separate fridge, freezer and dishwasher. Two adjoining rooms leading into another study and utility room has also been newly fitted, with space for washing machine and tumble dryer and includes a personal door to the integral garage and an outside door to the patio.

The 24ft living room, with twin bay windows to the front, comfortably accommodates large contemporary furniture and features a wood burner, plus an extended family area with bi-folds that lead into the garden via another patio area. A further study provides an ideal workspace for those working from home.

Several high-quality upgrades have been carried out throughout the house, including new internal oak-finish doors, a newly installed staircase with glass panels, and two sets of newly fitted bi-fold doors and new windows were installed throughout the home last year.

The master bedroom is an impressive size, with dual built-in wardrobes and a four-piece en-suite comprising a bath, walk-in shower, low-level WC and twin wash hand basins. One of the additional bedrooms has also been enhanced with newly fitted wardrobes. All bathrooms throughout the property have been fully renewed to a high standard.

The property sits at the end of a private cul-de-sac shared by just four executive homes, a rarely available setting for homes of this calibre. The access road is owned by Number 3, allowing the owners ample parking when required. A double-width driveway, with EV Charger leads to the integral double garage, which features twin up-and-over doors and a pitched roof for additional storage.

The south-facing rear garden is a particular highlight, predominantly laid to lawn with mature hedging and seasonal planting. An extensive newly laid patio provides an ideal space for outdoor dining and barbecues. A water softener has also been installed, adding further practicality to the home.

Locks Heath is ideally positioned close to the River Hamble in the south of Hampshire and offers easy access to highly regarded local schools. Locks Heath Shopping Centre is just a short distance away, providing a Waitrose, restaurants, a post office, doctors' surgery and a range of everyday amenities. The area benefits from strong rail links and convenient access to the M27, and the property falls within the Locks Heath School catchment area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

## Further Information

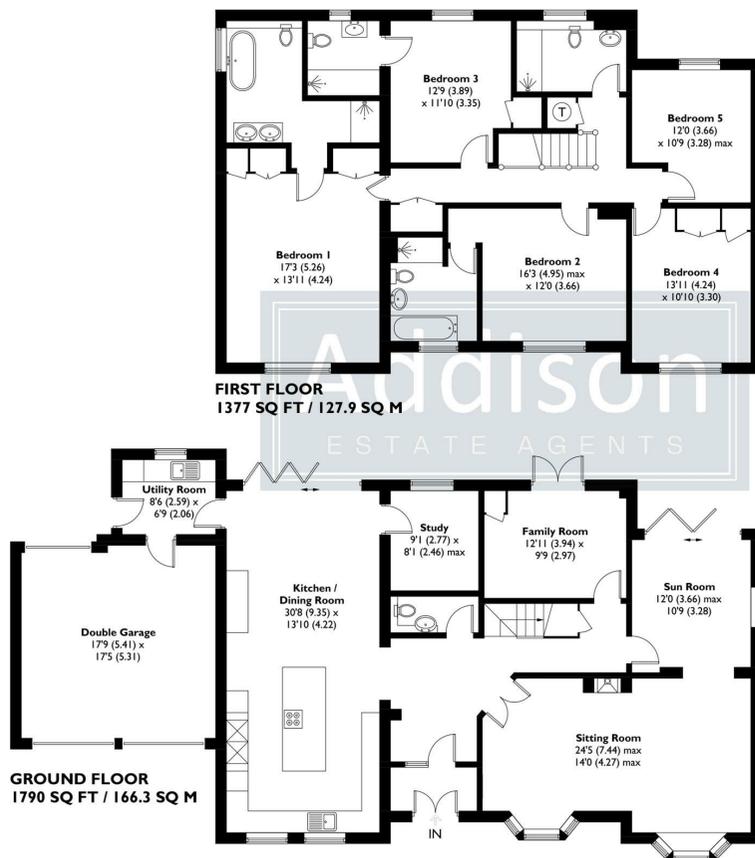
**Local Council:**  
Fareham Borough Council

**Council Tax Band: G**

**Amount Payable for 2025/2026:**  
**£3,607.58**



**APPROXIMATE GROSS INTERNAL AREA = 3167 SQ FT / 294.2 SQ M  
(INCLUDING DOUBLE GARAGE)**



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 (ID1273031)  
**Produced for Addison Estate Agents**

- Exclusive detached executive home occupying a private cul-de-sac of just four properties
- Exceptional family accommodation extending to over 3,000 sq.ft
- Five double bedrooms, three with en-suite facilities, plus a luxury contemporary shower room
- Magnificent 30ft refitted kitchen/diner with central island, quartz worktops and high-end NEFF appliances
- Three generous reception rooms including a 24ft living room, with two studies that could be used as a snug or a playroom
- Extensive programme of improvements including new windows, bathrooms, staircase with glass panels and oak-finish internal doors
  - South-facing rear garden with newly laid patio, mature planting and excellent privacy
- Double-width driveway with EV charger, private road setting and integral double garage with additional roof storage
- High-quality features throughout including bi-fold doors, wood burner and water softener
- Sought-after Locks Heath location close to excellent schools, local amenities, transport links and the River Hamble



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