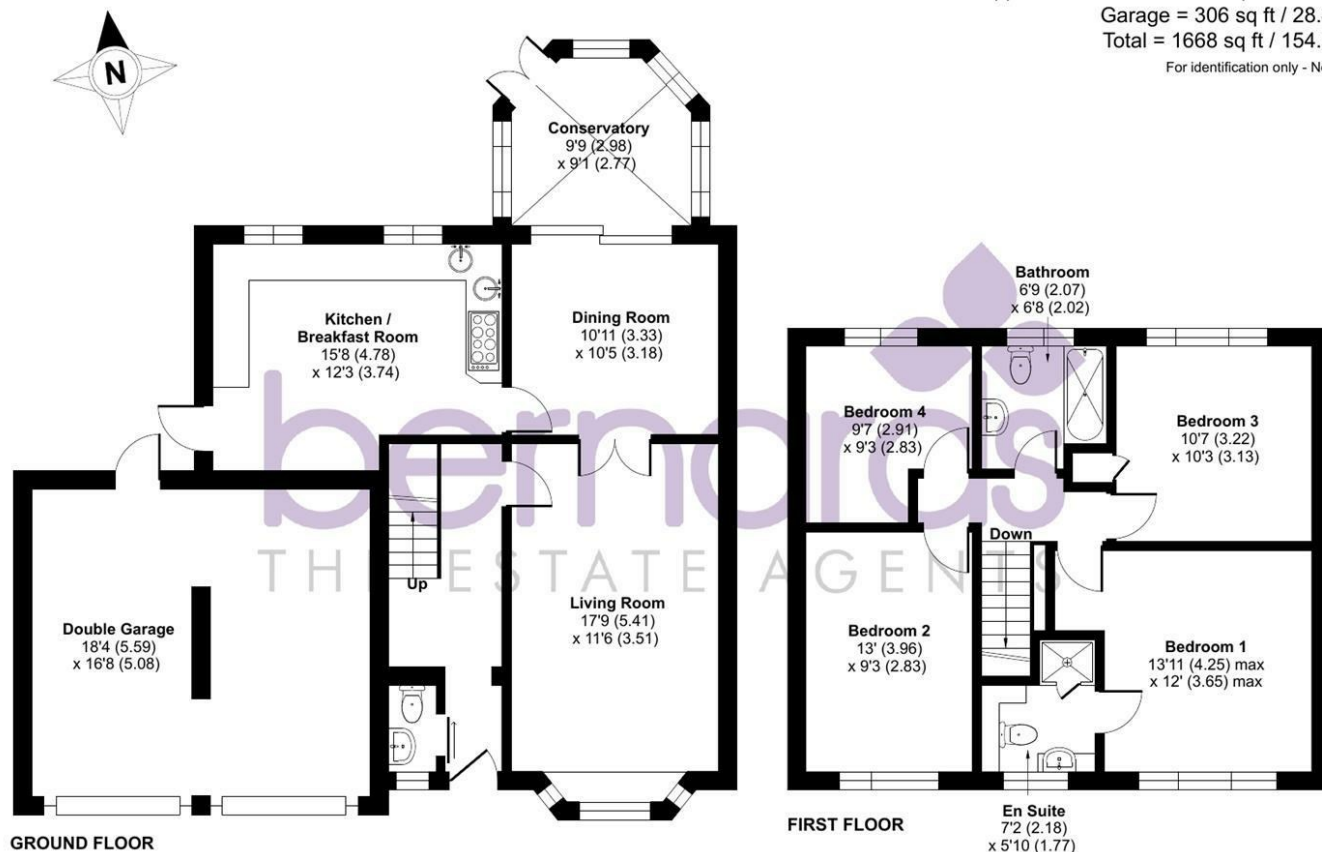
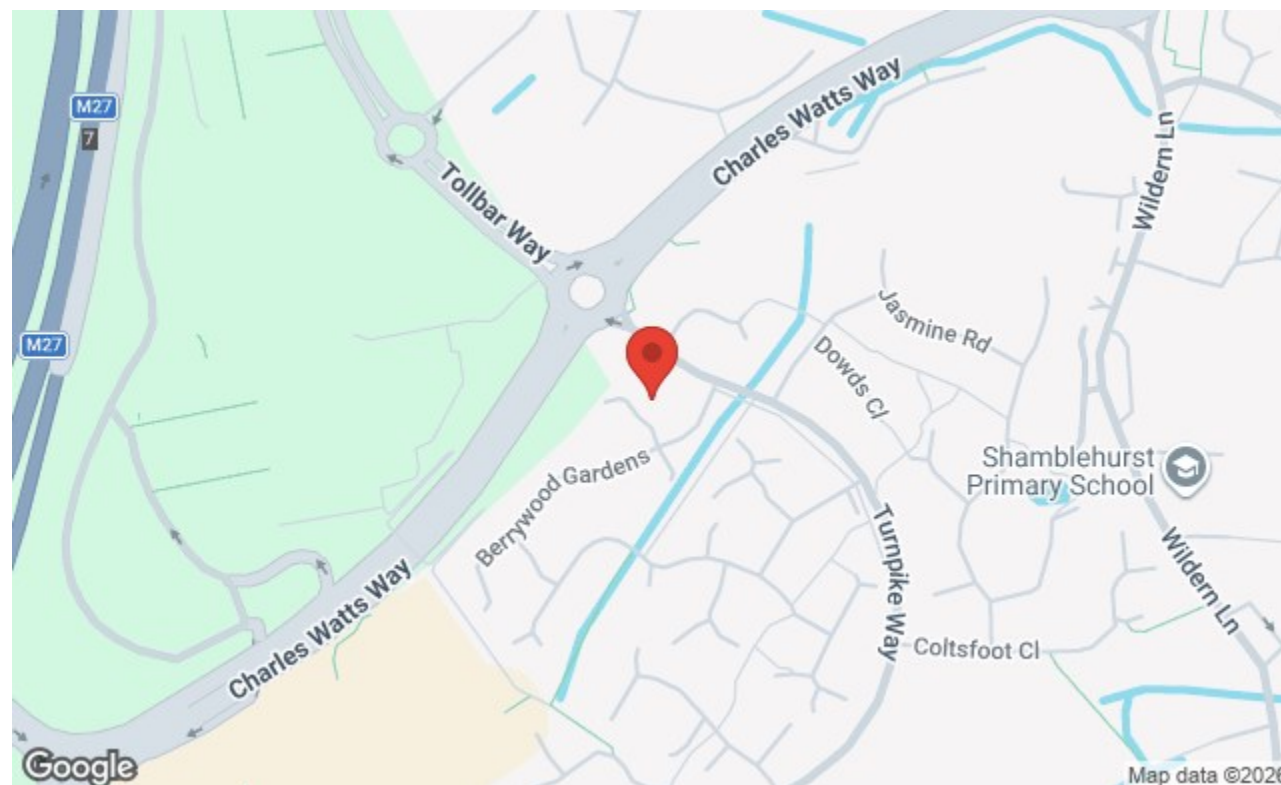


Berrywood Gardens, Hedge End, Southampton, SO30

Approximate Area = 1362 sq ft / 126.5 sq m
Garage = 306 sq ft / 28.4 sq m
Total = 1668 sq ft / 154.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1459644



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Guide Price £500,000

Berrywood Gardens, Hedge End SO30 4QZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- APPROX. 1,668 SQ FT OF ACCOMMODATION
- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- CUL-DE-SAC OF ONLY FIVE HOMES
- SUPERB CORNER PLOT POSITION
- DOUBLE GARAGE & DRIVEWAY PARKING
- LARGE KITCHEN / BREAKFAST ROOM
- FANTASTIC SCHOOL CATCHMENTS INCLUDING WILDERN SCHOOL
- MOMENTS FROM DAVID LLOYD SPA, M&S
- FOODHALL & UTILITA BOWL
- EXCELLENT ACCESS TO THE M27 & SURROUNDING COMMUTER LINKS

STUNNING FOUR DOUBLE BEDROOM DETACHED FAMILY HOME POSITIONED WITHIN A CUL-DE-SAC OF JUST FIVE HOMES IN THE HEART OF HEDGE END !

Bernards are delighted to offer to the market this substantial four double bedroom detached residence, positioned within an exclusive cul-de-sac of just five homes in the ever-popular Berrywood Gardens, Hedge End.

Occupying a superb corner plot position, this beautifully presented family home offers approximately 1,668 sq ft of accommodation, alongside a traditional layout, double garage, driveway parking and excellent bedroom sizes throughout.

Location wise, Hedge End remains one of the most desirable areas for families, thanks to its excellent school catchments including Wildern School and several highly regarded primary schools. The property also benefits from nearby green spaces, the David Lloyd Spa complex, flagship Marks & Spencer

Foodhall, Utilita Bowl cricket ground, Hedge End retail park and excellent M27 motorway links.

Internally, the home has clearly been extremely well maintained by the current owners and is presented in move-in ready condition throughout. The ground floor accommodation comprises a spacious living room, separate dining room, large kitchen/breakfast room and conservatory overlooking the garden, creating an ideal layout for family living.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, including an en-suite shower room to the principal bedroom, alongside a family bathroom.

Externally, the corner plot position gives the property an excellent overall feel, with attractive outside space, driveway parking and a substantial double garage adding further practicality.

Properties within small cul-de-sacs such as this, especially offering four double bedrooms and such a strong plot position, are rarely available for long.

Call today to arrange a viewing

01329756500

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PROPERTY INFORMATION

- LIVING ROOM**
17'9" x 11'6" (5.41m x 3.51m)
- DINING ROOM**
10'11" x 10'5" (3.33m x 3.18m)
- KITCHEN/BREAKFAST ROOM**
15'8" x 12'3" (4.78m x 3.73m)
- CONSERVATORY**
9'9" x 9'1" (2.97m x 2.77m)
- BEDROOM ONE**
13'11" x 12'0" (4.24m x 3.66m)
- BEDROOM TWO**
12'11" x 11'6" (3.96m x 3.51m)
- BEDROOM THREE**
10'7" x 10'3" (3.23m x 3.12m)
- BEDROOM FOUR**
9'7" x 9'3" (2.92m x 2.82m)
- EN-SUITE**
7'2" x 5'10" (2.18m x 1.78m)
- MAIN BATHROOM**
6'9" x 6'8" (2.06m x 2.03m)
- DOUBLE GARAGE**
18'4" x 16'8" (5.59m x 5.08m)
- COUNCIL TAX BAND E**
- TENURE**
Freehold

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BERNARD'S MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact

your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLOSURE STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	75	81
England & Wales		



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