



**Rowe
& Co.**

5 Telegraph Heights, West End

Southampton

£950,000

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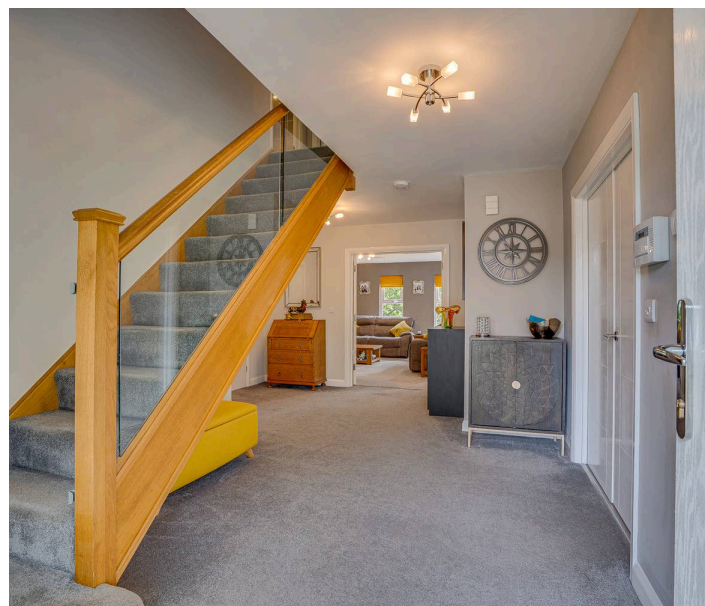
West End, Southampton

This exceptional five-bedroom executive home occupies a secluded position on a private road, enjoying views over the Ageas Bowl and the surrounding woodland. Beautifully finished throughout by the current owners, the property offers approximately 2,885 sq ft of spacious and versatile accommodation. The ground floor comprises a welcoming entrance hall, an impressive open-plan kitchen, dining and family room, a generous lounge, a separate dining room/study, a utility room, and a cloakroom. The first floor features five well-proportioned bedrooms, with en-suite facilities serving both the principal and second bedrooms, alongside a contemporary family bathroom. Externally, the property benefits from a large driveway providing ample off-road parking, a double garage, a superb garden room/gym, and a beautifully secluded rear garden, creating an ideal space for both entertaining and relaxation.

LOCATION

West End is a sought-after 'village' style suburb to the east of Southampton with excellent road, rail and air transport links. The high street has an excellent variety of local shops and there is a good choice of popular schooling for all ages within the vicinity. Superb leisure facilities are provided by the Itchen Valley Country Park, whilst Manor Farm Country Park enjoys walks along the Hamble River. The nearby retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket hosting international matches and live music events. The yachting havens of Hamble and Bursledon are a short drive away. Eastleigh town centre is only a 10 minute drive away with its variety of shops, restaurants, sports facilities and a cinema and bowling complex. Easy access is also available to the M27, M3 and railway networks.

Council Tax band: F - Tenure: Freehold - EPC Energy Efficiency Rating: B



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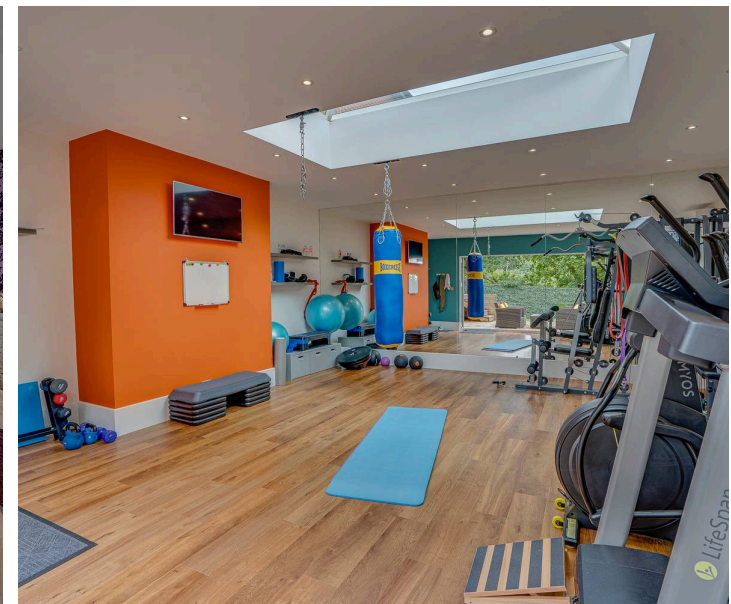
West End, Southampton

You enter the property through a stunning entrance hall, with doors leading to all principal rooms, including a cloakroom with a large storage cupboard. Stairs with elegant oak and glass balustrades lead to the first floor. Double doors open into the spacious lounge, which enjoys beautiful views over the rear garden and features bi-folding doors opening onto the terrace. To the front of the property is a versatile dining room, which could also be used as a home office or playroom. The heart of the home is the impressive 25ft kitchen/dining/family room. This bright and spacious area benefits from dual-aspect windows to the front and side, along with bi-folding doors opening onto the rear garden. There is ample space for a dining table and chairs, as well as a comfortable seating area. The kitchen is fitted with a stylish range of wall and base units with complementary worktops, a central island with breakfast bar, and plenty of cupboard and drawer storage. A door leads through to the practical utility room. On the first floor are five well-proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom and bedroom two both enjoy en-suite shower rooms, while the principal bedroom also features a Juliet balcony, taking full advantage of the stunning views. The remaining bedrooms are served by a contemporary family bathroom.

OUTSIDE

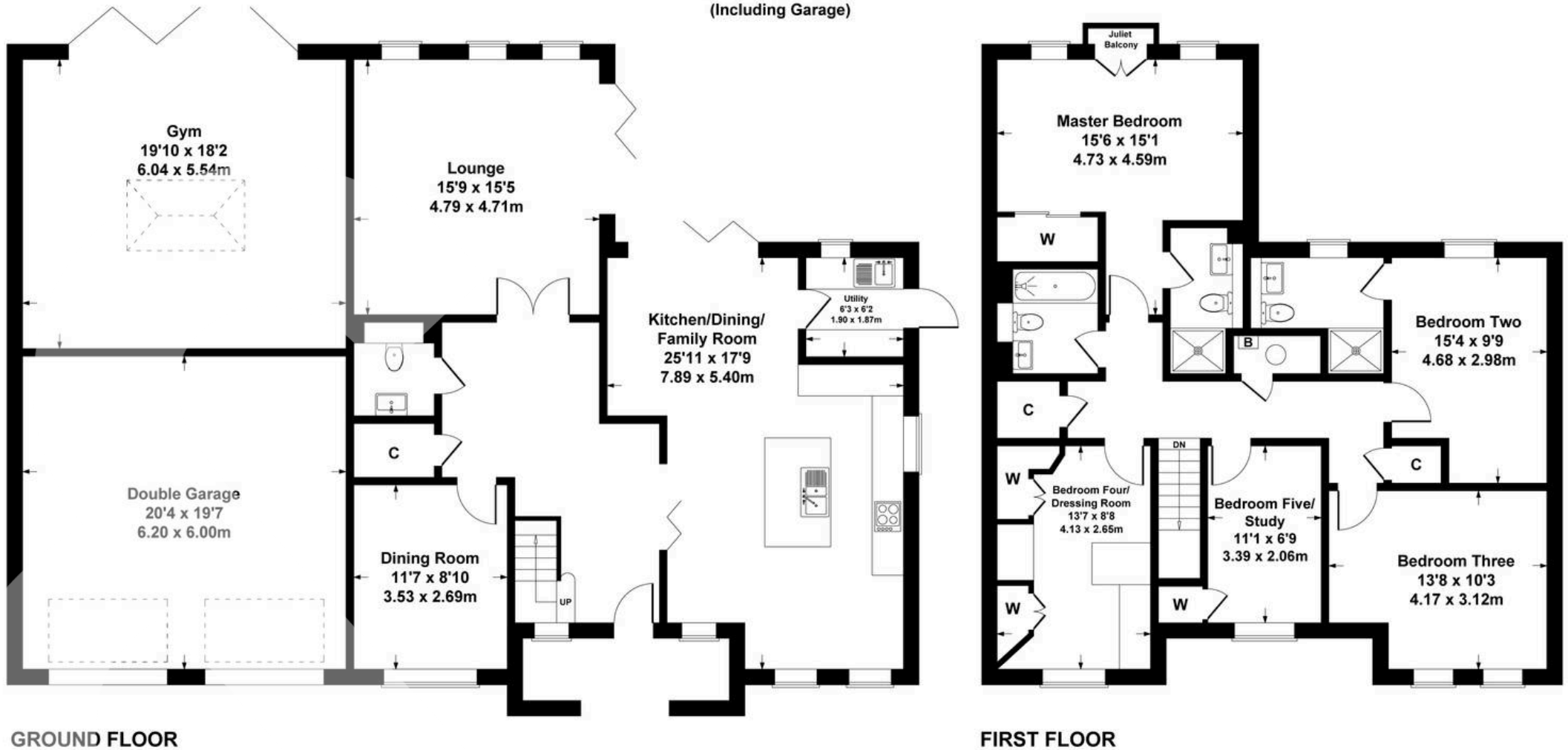
To the front of the property is a large driveway providing off-road parking for multiple vehicles, with gated pedestrian access to the rear and access to the double garage. Steps and a footpath lead to the front door, alongside a well-maintained lawn complemented by a variety of mature shrubs and planting. The secluded rear garden is designed with entertaining in mind, featuring two raised decked seating areas, while the remainder is mainly laid to lawn. A charming summer house sits within the garden, accompanied by an additional paved seating area. Bi-fold doors open into the impressive garden room, which is currently used as a gym but offers excellent versatility and could easily be adapted to suit a range of uses, such as a home office, studio, or additional reception space.

- Executive Five Bedroom Home
- Home Gym
- Incredible Views



5 Telegraph Heights

Approximate Gross Internal Area
2885 sq ft - 268 sq m
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.