



**Rowe
& Co.**

5 Telegraph Heights, West End

Southampton

In Excess of **£895,000**

Rowe
& Co.



5 Telegraph Heights

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



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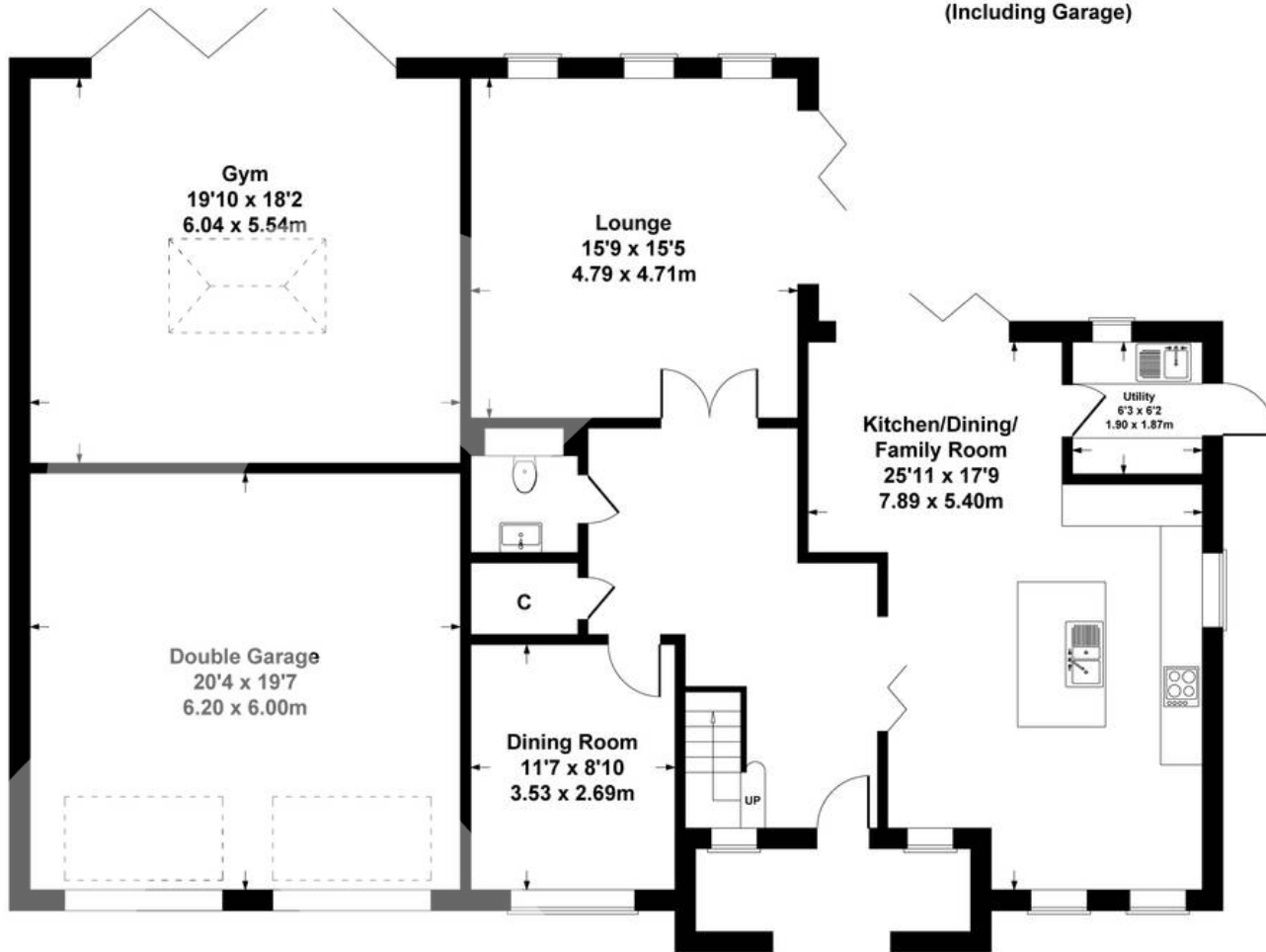
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

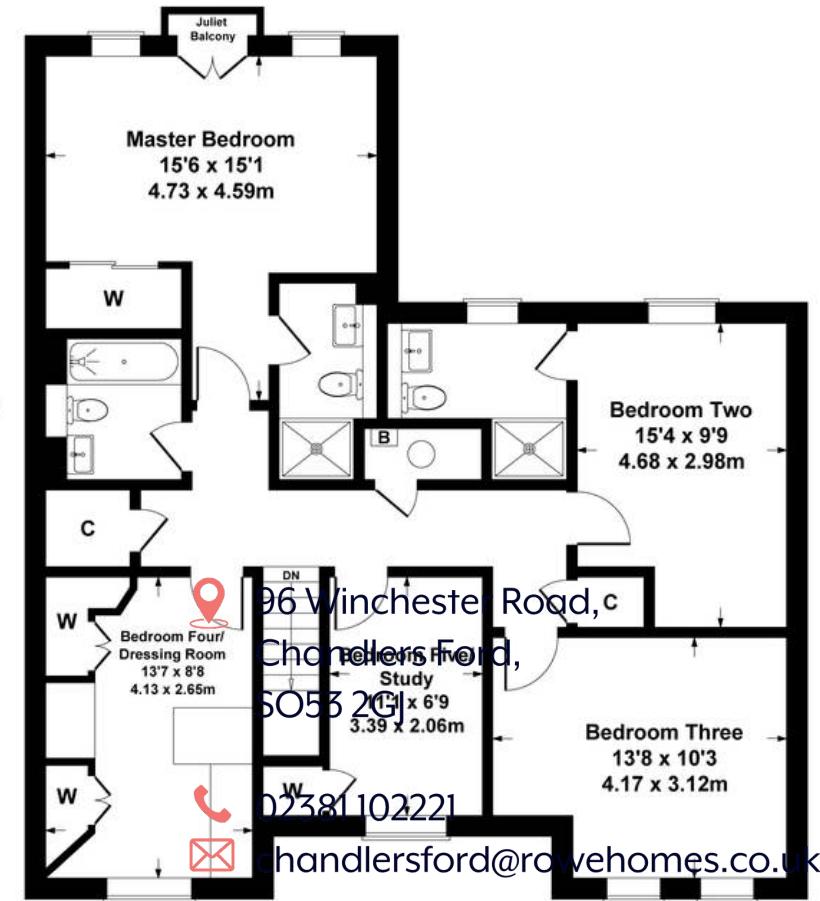


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Approximate Gross Internal Area
2885 sq ft - 268 sq m
(Including Garage)



GROUND FLOOR



FIRST FLOOR

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.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)



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