



7 Burnetts Fields, Horton Heath - SO50 7DH
£325,000

WHITE & GUARD

7 Burnetts Fields

Horton Heath, Eastleigh

Situated in the heart of Horton Heath, this attractive two-bedroom character home offers deceptively spacious accommodation and combines the charm of an older property with a practical and versatile layout. Particular highlights include the impressive lounge/diner, generous kitchen with separate utility area, a superb principal bedroom, four-piece family bathroom, ample off-road parking and a particularly good-sized rear garden. With its combination of character, spacious accommodation, off-road parking and a substantial garden, this lovely home is ideally suited to first-time buyers, young families or those looking for a property with a little more individuality. An internal viewing is highly recommended to fully appreciate everything this home has to offer.

LOCATION

Burnetts Fields is situated within the popular village of Horton Heath, offering a combination of village living and convenient access to the surrounding areas of Fair Oak, Hedge End, Eastleigh and Southampton. The property is well placed for everyday amenities, local schooling and transport connections, whilst the surrounding area offers a variety of countryside walks and open spaces. Horton Heath also provides convenient access to the neighbouring village of Fair Oak, with its range of shops, pubs, cafés and other local facilities.

- TWO-BEDROOM CHARACTER HOME
- SPACIOUS ACCOMMODATION
- LOUNGE/DINER
- GENEROUS KITCHEN
- LARGE REAR GARDEN
- AMPLE PARKING
- INTERNAL VIEWING RECOMMENDED
- FREEHOLD
- EPC ORDERED
- EASTLEIGH BOROUGH COUNCIL C





INSIDE

The accommodation begins with an entrance porch, which opens into the impressive lounge/diner. This is a particularly generous and versatile reception room with ample space for both comfortable seating and a dining table. A feature brick fireplace provides an attractive focal point, whilst dual aspect windows allow for plenty of natural light. From the lounge/diner, a door leads through to the kitchen, which is fitted with a range of wall and base units, work surfaces and contrasting tiled splash backs, a fitted stainless steel double oven with ceramic hob over, an integrated dishwasher and spaces for further appliances. The kitchen leads through to a useful separate utility area, providing additional storage and laundry space as well as direct access to the rear garden.

Stairs rise from the kitchen to the first floor, where two bedrooms and the family bathroom are located. The principal bedroom is generously proportioned, featuring built-in wardrobes and dual-aspect windows, while the second bedroom offers space for a bed and additional furniture. Completing the floor is a well-appointed four-piece bathroom comprising a bath, separate corner shower, wash hand basin and WC

OUTSIDE

To the front, the property is approached via a pathway with areas of lawn and established planting, together with a substantial gravelled area providing off-road parking. The rear garden is another significant feature of the property. Generous in size and predominantly laid to lawn, the garden offers plenty of space for outdoor seating, entertaining and family use. Mature trees and established planting create an attractive backdrop, with fencing to the boundaries and a pathway extending through the garden.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

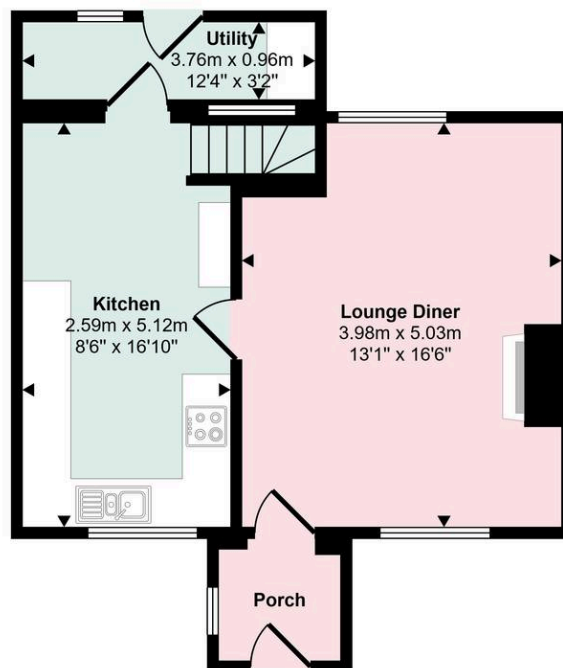
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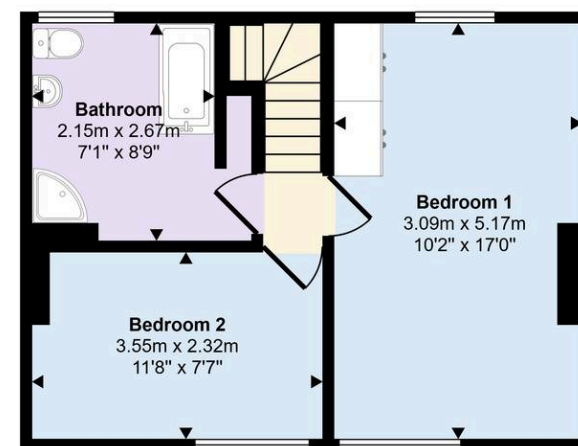
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Approx Gross Internal Area
76 sq m / 823 sq ft



Ground Floor
Approx 42 sq m / 448 sq ft



First Floor
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.