



WHITE & GUARD



3 The Hedges
Horton Heath
Hampshire
SO50 7QJ



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Asking Price Of £675,000

INTRODUCTION

With wonderful views over adjoining paddocks and woodland, this attractive, double fronted, four bedroom detached family home is set within a quiet cul-de-sac of only three properties. Conveniently situated within walking distance of Wyvern College, which caters for junior, senior and sixth form students. The property is beautifully presented with accommodation briefly comprising an 18ft sitting room, spacious family room/office, dining room, brand new kitchen/breakfast and utility (currently being installed) and cloakroom.

On the first floor there are four double bedrooms, with a beautifully appointed en-suite serving the master bedroom and a family bathroom. Additional benefits include a driveway providing ample off road parking, detached double garage and L-shaped rear garden with raised decked patio and lovely views.

LOCATION

Horton Heath is a semi-rural village with a local shop, popular pub and recreation ground, it also benefits from its own tennis courts and local woodlands with many footpaths and bridleways. Also within catchment for Wyvern College for 11-16 years olds. The property is just a short drive from Hedge End and its retail park that include M&S and Sainsburys, as well as Eastleigh and its thriving town centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach.





INSIDE

The house is approached via a pathway leading to the front door which opens to the entrance porch which has double glazed windows to either side and a further door leading through to the entrance hall. The hallway has stairs leading to the first floor, under stairs storage and doors to all principal rooms.

A door from the hallway then leads through to the family room/office, which overlooks the front of the property, as does the dining room which has a set of French doors that leads through to a good-sized sitting room. The sitting room has a set of French doors leading out onto the rear patio area, with the main focal point being the attractive modern fireplace to one wall, the room also benefits from TV and various power points.

The cloakroom has a beautiful suite comprising an 'Ambience Bain' wash hand basin, 'Sottini' WC and alcove with 'Swarovski' crystal trim, 'Porcelanosa' tiling and LED lighting.

The heart of the home has to be the beautiful kitchen/breakfast room which has a double glazed window to the side and a set of French doors leading out onto the rear patio area. The kitchen itself is currently being installed and will feature "Urban Coble" grey and matt white wall and base units with complimentary Quartz worktops. There are an array of integrated NEFF appliances including a combi oven with microwave, induction hob with extractor over, fridge freezer, dishwasher, "Quooker" tap and wine cooler. There is also Porcelanosa tiled flooring, two TV points and spotlights. A door to one side of the kitchen leads through to a useful utility room which has a double glazed door to the side and is also currently being installed to provide complimentary wall and base units and tiled flooring.

On the first floor landing there is access to the loft space and a door leading through to a beautiful master bedroom which has French doors and a Juliette balcony overlooking the garden and fields beyond. There are a range of built-in of 'Nolte Mobil' German fitted wardrobes with lighting and concealed TV point, the room also benefits from spotlights. A door to one side of the master bedroom then leads through to a stunning en-suite which has a triple width shower cubicle, hand operated and de-misting mirror, 'Rainhead' shower with 'Flova' fittings, floating wash hand basin with LED lighting and an alcove to one side of the shower which also has inset LED lighting.

Bedroom two overlooks the rear garden and is a good-sized double room with an airing cupboard to one side, whilst bedroom three overlooks the front of the property. Bedroom four, which is also a double room, has fitted wardrobes.

The family bathroom has an obscured double glazed window to the side and is fitted with a modern suite comprising a corner bath with telephone shower attachment over, wash hand basin and WC, the room is also fitted with Granite tiled flooring.



SERVICES:

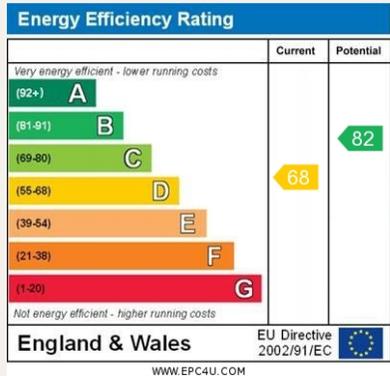
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

TENURE:

Freehold

COUNCIL TAX:

Eastleigh Borough Council Band F



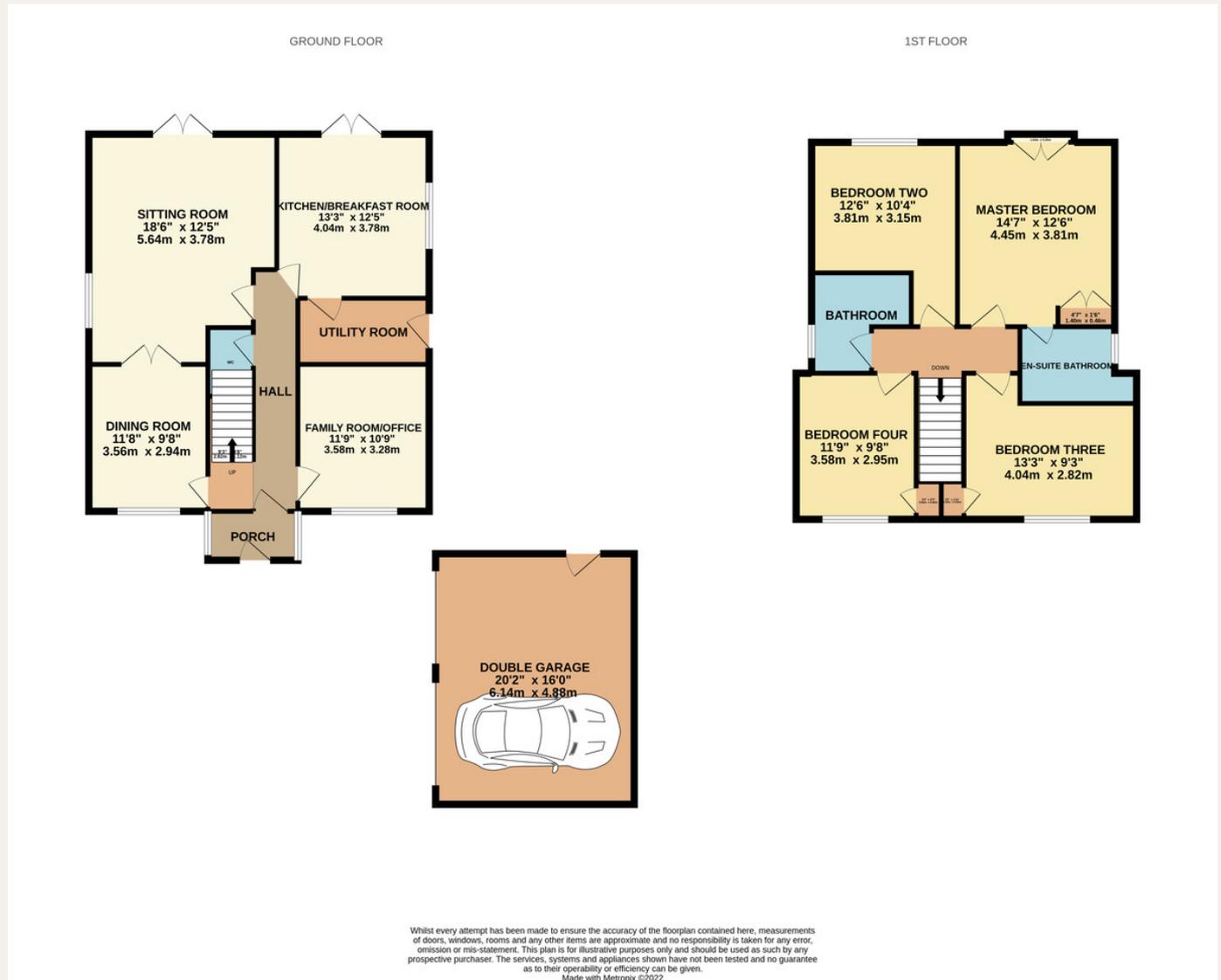
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OUTSIDE

To the front of the property the garden is open plan and mainly laid to lawn with planted borders and a tarmac driveway providing off road parking for several vehicles. The driveway also extends to the side of the house, leading to a double garage which has two metal up and over doors, eaves storage space, power and light. There is side access leading through to a good-sized rear garden which has two decked patio areas with a pathway linking each one, leaving the rest of the garden mainly laid to lawn. The garden also extends to the side of the house and benefits from backing directly onto both a paddock and woodland which is a protected site and considered to be 'a special site of scientific interest'..