



Moorgreen Farmhouse
Burnetts Lane
West End
SO30 2HH



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Southampton
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Offers in excess of £1,100,000

INTRODUCTION

Situated on grounds of approx. 1 acre, this charming, Grade II listed four/five bedroom detached character home originally dates back to the Victorian era and offers character features including exposed beams and fireplaces with wood burning stoves. Having been extended in more recent years, the accommodation comprises a generous sitting room, spacious kitchen/breakfast room with vaulted ceiling and bi-folding doors opening out to the rear garden, family room, separate dining room, snug, study/fifth bedroom with shower room, utility and cloakroom. On the first floor there are four good size double bedrooms, with an en-suite to the master, and a family bathroom. Additional benefits include no forward chain.

Outside there is a driveway providing ample off road parking for several cars, a courtyard garden to the front and manicured formal gardens to the rear. The grounds extend to approx. 1 acre and include an orchard and a working well.

The property is located in an idyllic rural location on the outskirts of West End and enjoys far reaching countryside views.



INSIDE

On the ground floor there is a generous, triple aspect sitting room with a large fireplace to one wall with wood burning stove and French doors leading out to the courtyard. The snug has fitted storage, stairs leading to the first floor and an inglenook fireplace with a dual aspect wood burning stove, which can also be used from the dining room. The 17ft family room has a window to the front and a full-length window to the rear overlooking the garden.

The heart of the home has to be the impressive kitchen/breakfast room, which has a vaulted ceiling with Velux windows, further windows overlooking the front courtyard and bi-folding doors to the rear, enjoying far reaching countryside views, and opening out to the rear garden. The kitchen has been fitted with a range of shaker style units with wooden worktops and a contrasting island unit with hob and further storage. There are a range of integrated appliances including a built-in double oven, fridge/freezer and dishwasher. The utility has space for a washing machine, additional storage units and access to the cloakroom and rear garden. The study/fifth bedroom has two windows to the front and an en-suite comprising a shower cubicle, wash hand basin and WC.

On the first floor, the spacious master bedroom has two windows overlooking the rear garden and fitted wardrobes/cupboards. A door to the side leads through to the traditional style en-suite which has a window to the front, a free-standing roll top bath, shower cubicle, wash hand basin and WC. Bedroom two is a large, dual aspect room with a fitted wardrobe, whilst bedroom three overlooks the rear garden and has a built-in wardrobe. The fourth bedroom, which is also a good size double room, overlooks the front. The family bathroom has a window to the rear and has been fitted with a traditional style suite comprising a free-standing roll-top bath with shower over, wash hand basin and WC.

OUTSIDE

A wooden gate to the side of the property leads onto the gravel driveway which offers ample off road parking for several cars. To the front of the property there is a courtyard garden with a paved seating area. The attractive rear garden has been beautifully maintained and is mainly laid to lawn, with an area of shingle and a paved patio area. The total grounds are approx. 1 acre and include an orchard, a working well and views across the surrounding countryside.

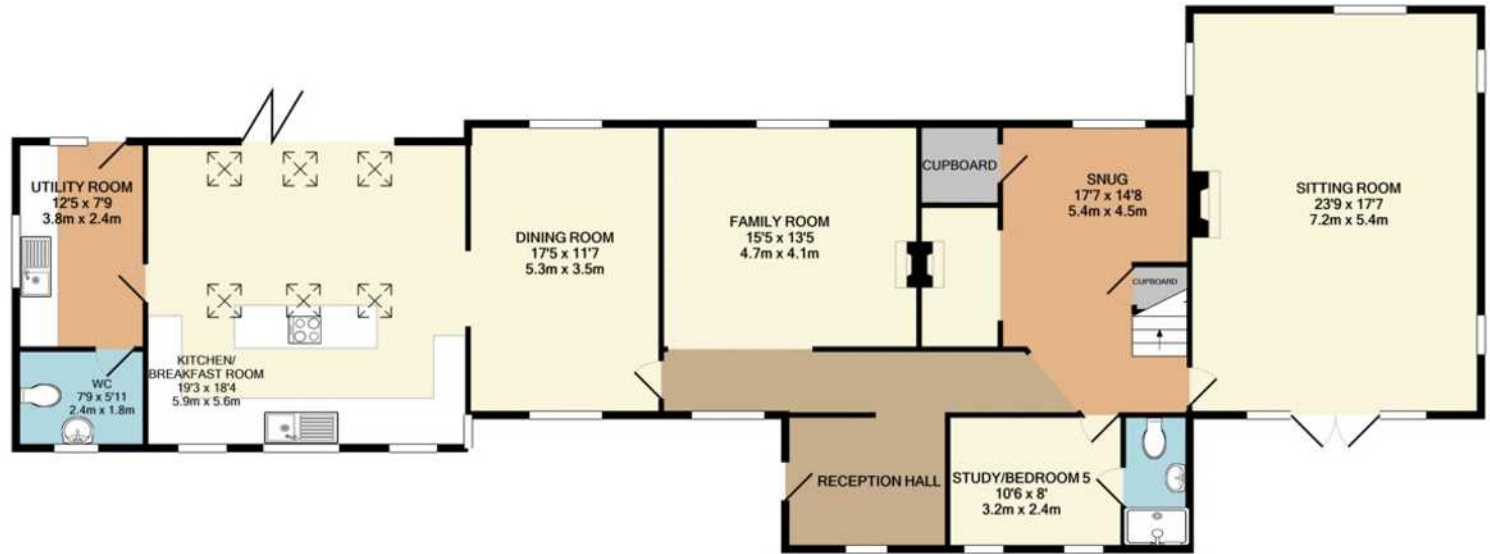




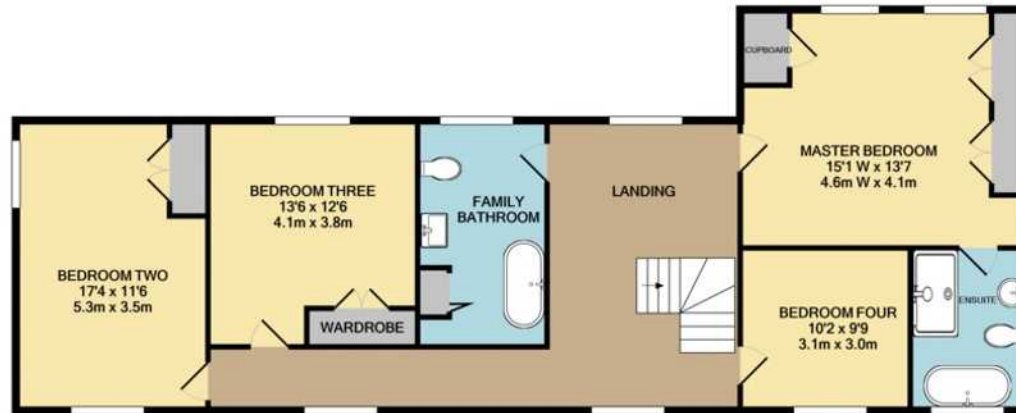
SERVICES: Mains water and electricity are connected. There is also a treatment plant and private gas supply. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX: Band G

EPC: Exempt – Grade II listed



GROUND FLOOR
APPROX. FLOOR
AREA 1861 SQ.FT.
(172.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1184 SQ.FT.
(108.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3024 SQ.FT. (280.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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T: 01489 779030 13 St Johns Centre, Hedge End, SO30 4QU E: hedgeend@whiteandguard.com W: whiteandguard.com

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