



Mount Pleasant Cottage Knowle Lane, Horton Heath, Eastleigh, SO50 7DX

Asking Price £495,000

Stanford Estate Agents welcome you to 'Mount Pleasant Cottage'. A charming, well presented, three bedroom, semi detached cottage with a perfect blend of modern and characterful features. A truly wonderful place to call home.

Accommodation is spread across two floors. The ground floor offers an array of rooms to include a downstairs bedroom located within close proximity of a modern shower room which could make a useful overnight guest area. A fully fitted and well presented kitchen and open dining area with an open fire makes a great place to cook and entertain, while a spacious lounge with another feature, open fireplace awaits for those cosy nights in. The ground floor is finished with a purpose built, convenient conservatory with French doors to the rear garden. The first floor offers space in the form of two well presented, double bedrooms. The principal bedroom has the added benefit of a walk-in wardrobe space and sizeable en suite facilities with natural light.

Externally, the property is fully secured and has gated access for pedestrian and vehicle access. Off road parking is available for several vehicles on a paved driveway and further secure storage is available in the garage accessed via an electric roller door. The garden is wrapped round the property and is a mixture of lawn and shrub borders while offering a degree of privacy rarely found locally.

Properties of this calibre are not often found available and this particular property is conveniently located within walking distance to local amenities and favoured walking grounds. Properties like this can only be truly appreciated with an internal viewing.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: D

Local Primary School: Fair Oak Infant & Junior School

Local Secondary School: Wyvern College

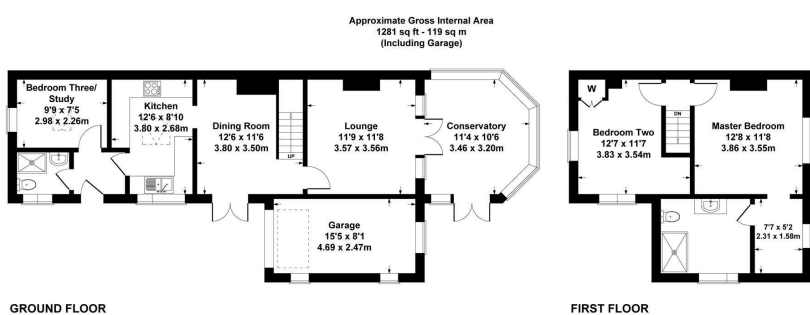
Sellers Position: To Find On

Viewing: By Appointment Only

Labrador In Video: Not Included (unfortunately)

Location:

Horton Heath is a popular, semi rural village in the Borough of Eastleigh. Neighbouring fellow villages Durley and Fair Oak this sought after location is a favourite amongst those looking for convenient living while remaining in a local village. Winchester, Bishops Waltham and West End are all short commutes away and the M27 is a 10 minute drive offering even more convenience for those looking for a commuter link. Knowle Park and Stoke Park Woods are favoured by locals and visitors for walks and runs, dog optional of course! Local schools come with good reports and whether it's the infant, junior or secondary school you need all are found a short walk away. Horton Heath is favoured by families and has a welcoming and presentable presence throughout.



Tel: 023 8064 7272

Email: eastleigh@stanfordestateagents.co.uk

Address: 23High Street, Eastleigh, SO50 5LF



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

