



Clarence Elizabeth Charles The Lillies, Horton Heath, SO50 7QH

£515,000

Stanford Estate Agents are pleased to give the opportunity for you to be the first owners of this recently built, four bedroom, detached property located in an exclusive, small cul-de-sac in Horton Heath.

Accommodation spans over 1500 sq ft and can be found in a neutral order throughout ready for you to add your own style. The house has been designed to offer spacious rooms, ample light and convenient, modern open plan living.

The ground floor has a 30ft kitchen/diner with French doors to the rear garden. The kitchen is beautifully presented and fitted with stylish work surfaces and fitted appliances. A separate sitting room to the rear also offer French doors to the rear garden. A well thought out and useful study has been included to the front of the property and to finish the ground floor is a cloakroom with WC facilities. The first floor has four bedrooms of which two have en suite facilities. The remaining two bedrooms are serviced via the modern, three piece, family bathroom.

Externally, the property occupies a fantastic location in the cul-de-sac. To the front is off road parking for three vehicles on a paved driveway and a there is a lawned area. Access to the rear garden is via a pedestrian gate. The rear garden faces a westerly orientation and is mostly laid to lawn, has a purpose built shed and is fully secure via panel enclosed fencing.

An opportunity to buy such a home in this location is rarely available and the property comes with peace of mind in the form of a 10 year build warranty.

Further Information:

Local Council: Eastleigh Borough Council

Council Tax band: TBC

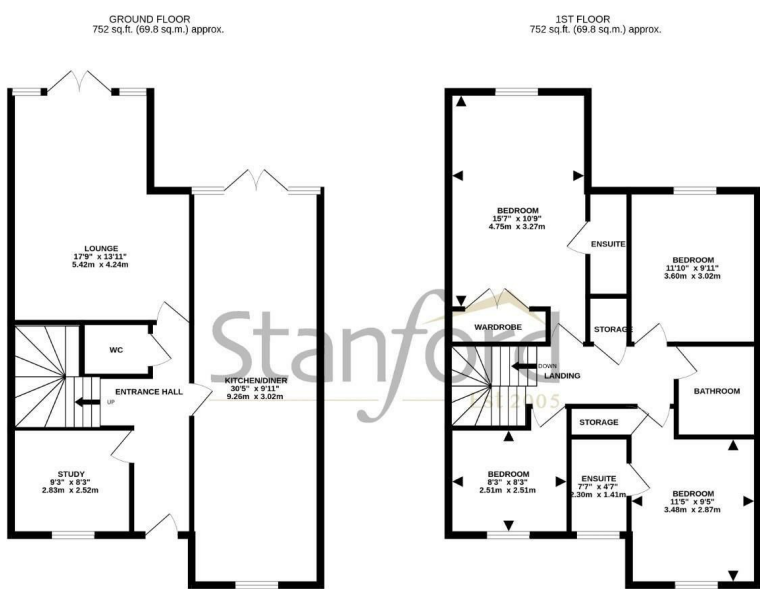
Local Primary School: Fair Oak Infant & Junior School

Local Secondary School: Wyvern College

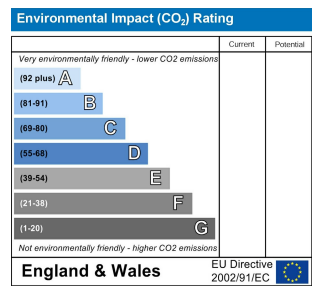
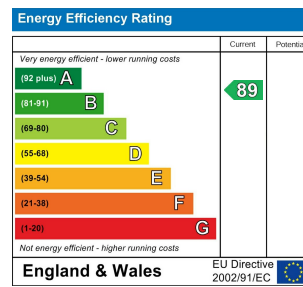
Sellers Position: No Forward Chain

Local Information:

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 infant, junior or secondary schools all are found a short walk away



TOTAL FLOOR AREA: 1504 sq ft (139.7 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, dimensions, measurements, etc., of this or other rooms, it is not intended as a guarantee of accuracy and no responsibility is taken for any error, omission or misstatement. The agent is not responsible for any error or omission in the floor plan or any other information provided. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of sale. Made with iStockphoto (2024)



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

