



Collaroy Botley Road, Horton Heath, EASTLEIGH, SO50 7DN

Offers Over £475,000

Stanford Estate Agents are pleased to welcome you to 'Collaroy' fantastically, well presented, chalet style home located in Horton Heath. Benefitting from a detached garage, a requested location and a modern, neutral finish throughout this versatile property requires an internal viewing to be fully appreciated.

The ground floor accommodation consists of a double aspect, large living room, double bedroom with built in wardrobe, separate dining room with sliding door to the rear garden and a modern, three piece wet room. The kitchen has some fitted appliances such as fridge/freezer, gas hob and oven, the kitchen is in fantastic order and completed by a lovely butler style sink. A door leads you through to the useful conservatory where you can access the garden. The first floor gives space to two double bedrooms and a four piece family bathroom. There are various storage areas in the form of cupboards and eaves.

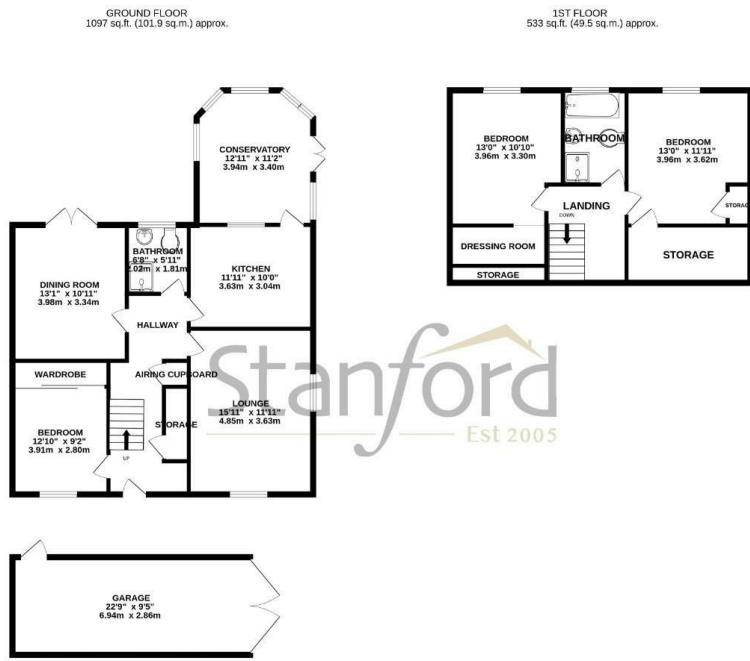
Externally, the property sits on a generous plot set back from the road. There is ample off road parking via the paved driveway and gates to access the side of the house. A detached garage with vehicular and pedestrian access is available for storage or secure parking. The rear garden is mostly laid to lawn, fully secure and has a beautiful summer house for making the most of the space available.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: D
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- EPC: D

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 infant, junior or secondary schools are found a short walk away. Horton Heath is favoured by families and has a welcoming and presentable presence throughout.



TOTAL FLOOR AREA: 1630 sq. ft. (151.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items not represented will be responsibility to open for any measurement in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The contents, fixtures and appliances shown here are not intended and no guarantee as to their condition or existence can be given. Made with Blueplan 10000.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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