

20 Burnetts Gardens, Horton Heath, EASTLEIGH, Hampshire, SO50 7BY

Asking Price £550,000

It is with great pleasure that Stanford Estate Agents bring to the market this ideally situated, unique, four bedroom detached house in the sought after location of Horton Heath. Offering a detached garage, ample off road parking, wrap around garden and well presented space throughout.

Accommodation spans nearly 1400 sq ft with the ground floor consisting of a useful, separate study, cloakroom with WC facilities and a spacious living room with French doors to the rear garden. The heart of the home is the 24ft kitchen/diner with utility room. This fantastic room benefits from another set of French doors to the garden, separate utility area and a range of wall and base units with breakfast bar. The first floor is reached via a beautifully crafted spiral staircase leading to a galley landing, a real unique feature of the home. The first floor has four great sized bedrooms with bedroom one benefitting further from ensuite facilities and fitted wardrobes. The remaining bedrooms are serviced via a neutral, modern three piece bathroom.

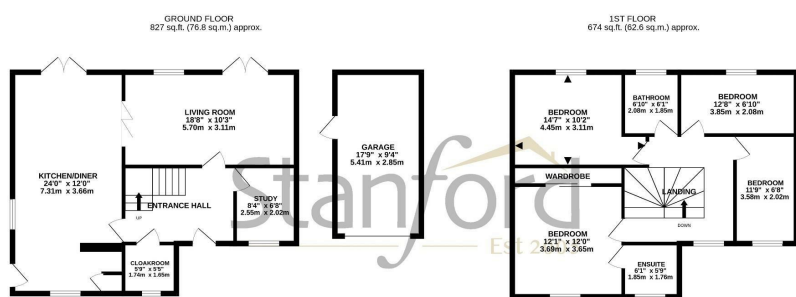
Externally the property occupies an enviable position offering optimum privacy. Tucked up in the corner of a quiet cul-de-sac this property offers ample off road parking via a paved driveway and a detached garage accessed via an up and over door. The garden wraps around the house ensuring great privacy and a chance to enjoy the sun at anytime of the day! Being mostly laid to lawn with a patio area the property is great for entertaining. The garden is fully secure via panel enclosed fencing and offers pedestrian access via a side gate and access to the garage via side door.

Further Information:

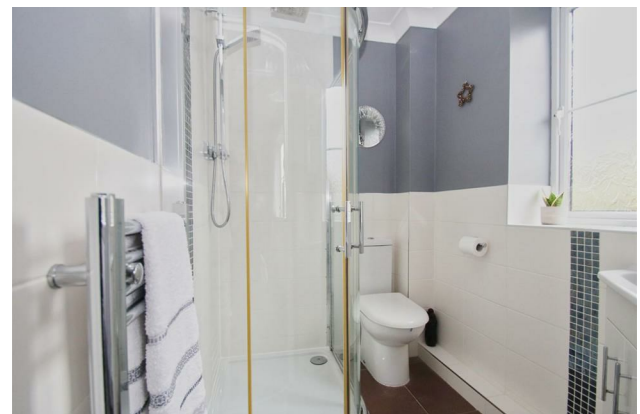
- Local Council: Eastleigh Borough Council
- Council Tax Band: E
- Local Primary Schools: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- Heating: Gas Central Heating Via Combi Boiler
- Drainage: Mains
- Windows: Double Glazed

Location:

Horton Heath is a popular, semi rural village in the Borough of Eastleigh. Neighbouring fellow villages Durlley 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 you need all are found a short walk away. Horton Heath is favoured by families and has a welcoming and presentable presence throughout.



TOTAL FLOOR AREA: 1484sq.ft. (137.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, dimensions, measurements, of doors, windows, stairs and any other items, an approximation and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used in conjunction with any prospectus purchase. 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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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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