







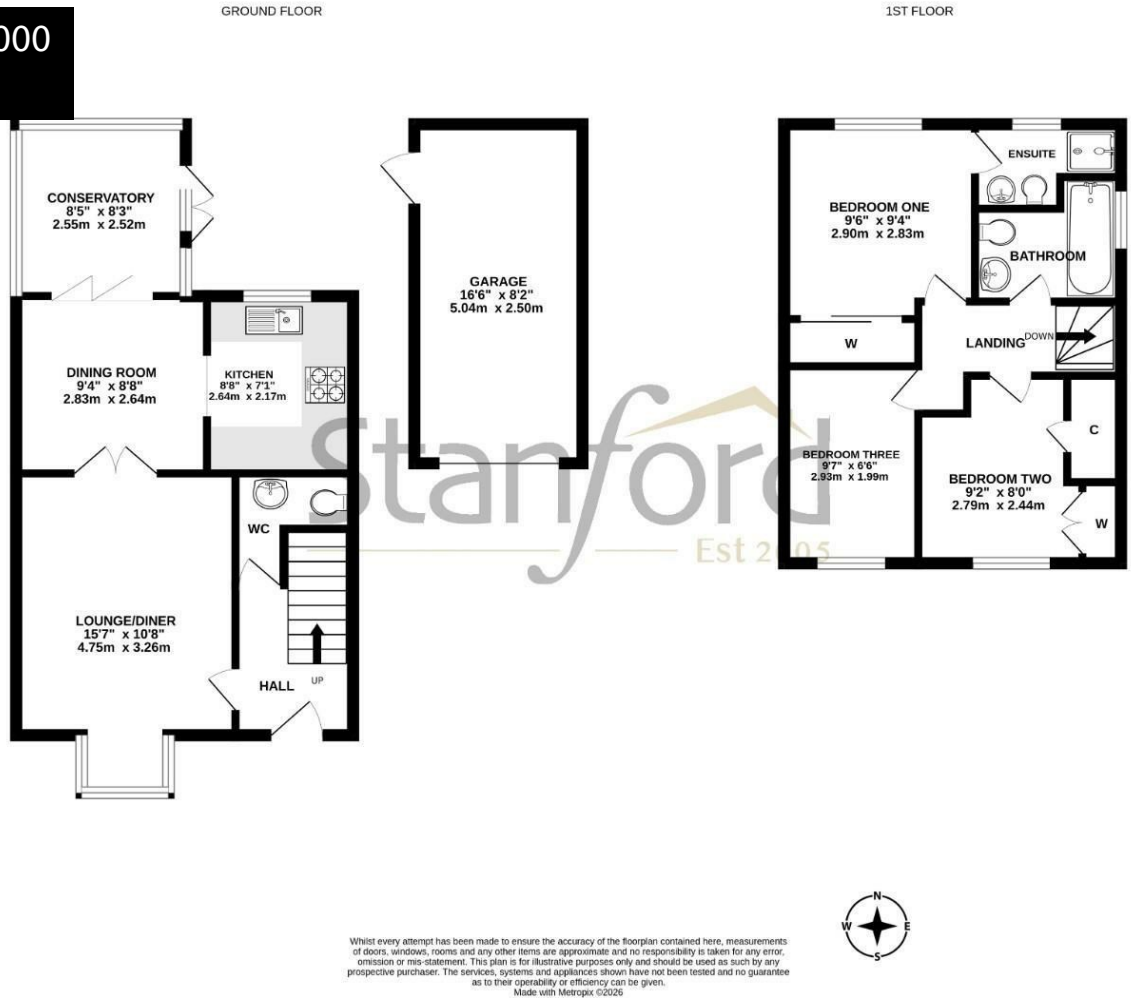




Newmarket Close, SO50 7LJ

Stanford
Est 2005

£395,000



Stanford Estate Agents are delighted to be offering this beautifully presented and ideally situated, three bedroom, detached house located in a small, requested cul de sac of Horton Heath. Benefitting from ensuite facilities, conservatory and a detached garage this property makes an ideal family home.

Accommodation comprises of a welcoming entrance hall with stairs to the first floor and a useful cloakroom with WC facilities. The living room spans 15ft with a bay window overlooking the peaceful, front aspect and internal French doors lead to the separate dining room. The kitchen is located to the rear of the home and is fully fitted with a range of wall and base units with fitted oven and gas hob with induction over. There is further space for freestanding appliances. Finishing the ground floor is a naturally light and spacious conservatory giving that extra useable reception room with French doors opening out on to the garden. The first floor has three bedrooms with bedroom one and two benefitting from built in storage. Bedroom one benefits further from modern, three piece ensuite facilities and the remaining bedrooms are serviced via the three piece family bathroom.

Externally the property occupies an enviable location within the estate. Looking out onto mature trees and paths that lead to favoured walks locally. The front has ample off-road parking via a paved driveway and added gravel space. a small lawn with a blossom tree completes the front aspect. The garage can be accessed via up and over door and contains power and light. The rear garden is fully secured via panel enclosed fencing and secure wooden gate. The garden is mostly laid to lawn with a patio area, a raised decking area with hand built, wooden pergola to enjoy the evening sun and finished with purpose placed flower beds for borders. A side door to the garage is within the garden.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: D – 2245.97
EPC Rating: Ordered - TBC
Local Primary School: Fair Oak Infant & Junior School
Local Secondary School: Wyvern
Windows: Double Glazed
Heating: Gas Heating
Parking: Private Driveway & Garage

Utilities: Mains
Broadband: See Ofcom Website
Phone Signal: See Signalchecker.co.uk
Sellers Position: Looking Out Of Area
Viewing: By Appointment Only

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 you need all are found a short walk away. Horton Heath is favoured by families and has a welcoming and presentable presence throughout.

Offer Check Procedure:
Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your co-operation.