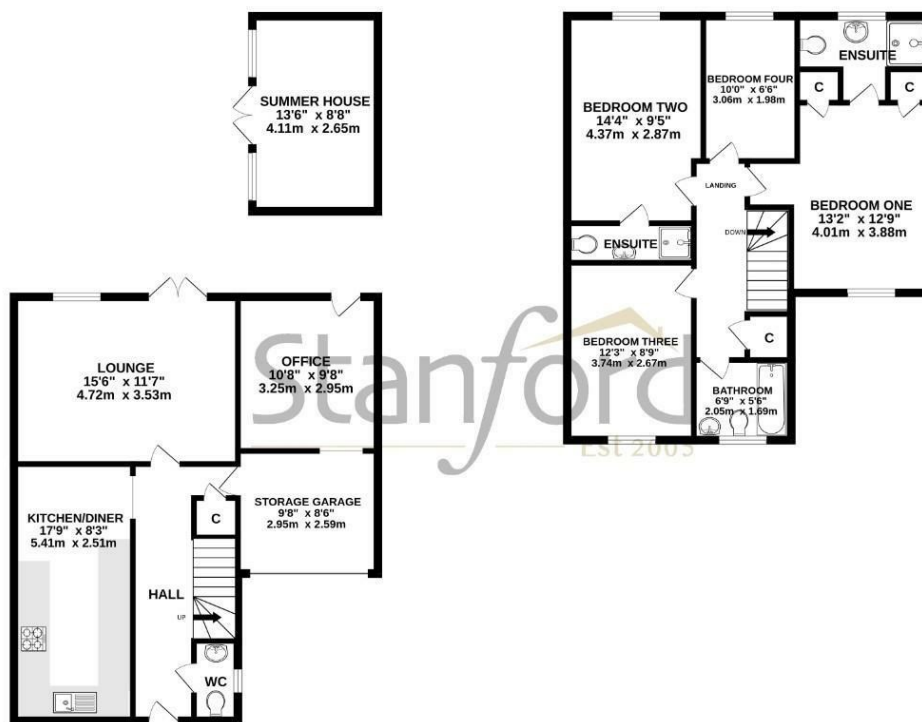




Mead Lane, SO50 7HS

Stanford
Est 2005



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Stanford Estate Agents are delighted to be offering with no forward chain this ideally located, four bedroom, detached family home located at the end of a small cul de sac within Horton Heath. Benefitting from a modern finish throughout, double width driveway, two ensuite facilities and a 13ft purpose-built summer house.

Built by Foreman homes in 2021 the accommodation on the ground floor comprises of a useful cloakroom with wc facilities, a modern kitchen/diner which the current owners have extended the wall to allow more units and space within. The kitchen is fully fitted with a range of wall and base units, with integrated dishwasher and oven. There is further space for a freestanding American fridge/freezer and washing machine. To the rear is a large, 15ft living room that enjoys ample natural light largely due to its south/east orientation, large window and French doors out to the rear garden. Access to the garage is via the hallway where the current owner has put a temporary partition wall to create a separate office space, this is easily removable should a large garage be your preferred option.

Upon reaching the first floor there is four good sized bedrooms with bedroom one and two both benefitting further from three-piece ensuite shower facilities. Bedroom one has fitted storage within and large window to the front aspect. The remainder of the bedrooms are serviced via the three-piece bathroom located of the landing.

Externally the property sits in an enviable location of the development sat in the corner of a no through road and next to protected conservation area giving a degree of privacy rarely found on newer developments. To the front the property has the added benefit of owning the grass verge that runs along the border and a brick paved driveway giving ample off-road parking for several vehicles. A patio to the side leads to a secure gate for external entry to the garden and a up and over door leads to the garage. The rear garden faces a preferred south/east orientation and is mostly laid to lawn with a patio area and raised decking area, perfect for entertaining or enjoying evening sun. Within the garden is a purpose-built summer house on raised composite decking with power and light within. The garden is fully secure via panel enclosed fencing.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: E
EPC Rating: B - 83
Local Primary School: Fair Oak Infant & Junior School
Local Secondary School: Wyvern

Construction Type: Brick
Windows: Double Glazed
Heating: Gas
Parking: Driveway & Garage
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: No Forward Chain
Viewing: By Appointment Only

Social Media

Stanford Estate Agents promote all our property previews, updates and market information on both our Facebook and Instagram accounts. If your looking to see what is coming or keep up to date with the latest properties then follow and ensure you don't miss out!

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.

Disclaimer

Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room