



Upper Northam Drive, Hedge End, Southampton, Hampshire, SO30 4BG





## ACCOMMODATION

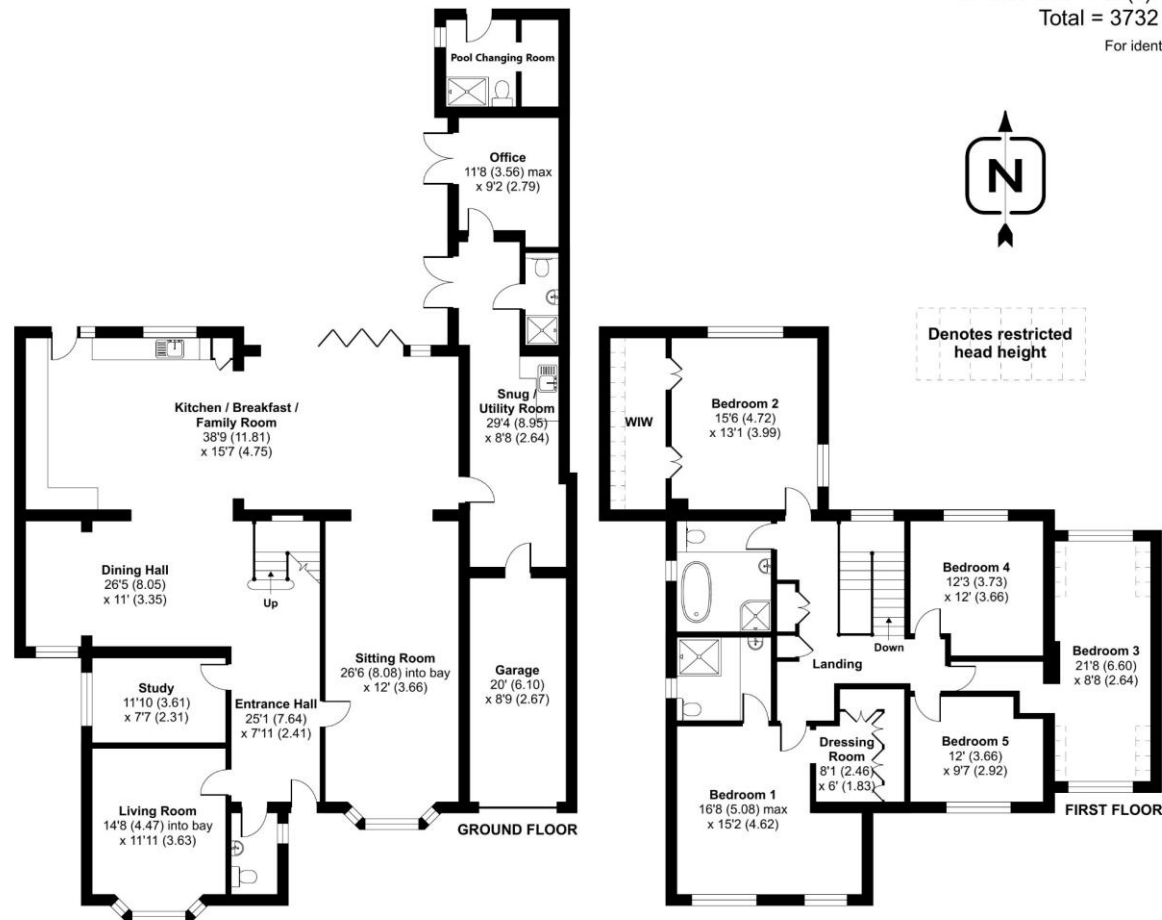
This contemporary five-bedroom detached residence occupies a delightful position affording much privacy, with a plot measuring 0.24 acres and boasting its own outdoor swimming pool. The property has undergone substantial redevelopment to create a wonderfully social and naturally bright home. The ground floor perfectly facilitates modern living with a suite of versatile reception rooms comprising a cosy living room to the front of the home with a feature bay window, offering the ideal place to retreat to away from the open-plan living; a separate study - perfect for hybrid workers; a dining hall which is currently utilised as a games room; and a sizeable sitting room opposite. To the rear of the property, lies the fabulous family hub incorporating a large well-equipped kitchen/breakfast room which flows through seamlessly to the family room, with beautiful bi-folding doors opening out to the sunny raised decking area. Accessible from either the garden or via the garage, the home also enjoys a separate snug/utility room with an adjoining office space and a ground floor shower room, which is the perfect space for guests to stay, offering a private space away from the main living accommodation. The first floor continues to impress with five well-proportioned bedrooms; the principal bedroom enjoying its own en-suite shower room and walk-in dressing room, with bedroom two also benefitting from a walk-in wardrobe. The fully-tiled family bathroom serves the remaining bedrooms. Externally, the rear garden is mainly laid to lawn with a section of decking creating the perfect spot for al fresco dining or a tranquil place to sit and enjoy the sun. The garden also hosts an outdoor swimming pool with a changing room ideally positioned at one end of the pool. To the front of the home an integral garage can be found along with a driveway, enabling a wealth of off-road parking and a front garden hosting various trees, shrubs and an area of lawn.

Approximate Area = 3678 sq ft / 341.7 sq m (includes garage and excludes shower room)

Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 3732 sq ft / 346.7 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	80
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, Scotland & Wales		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 898971



## SITUATION

Hedge End is a popular residential area approximately six miles to the east of Southampton and well served by the M27 motorway allowing easy travel to all parts of Southern Hampshire with the M3 providing a fast route to London. The thriving village centre has an abundance of local shops and cafes that are ideal for day to day needs with major superstores found at the nearby retail parks. The Ageas bowl (the home of Hampshire cricket) hosts county and international matches and live music events. The yachting havens of Bursledon, Hamble, Sarisbury and Warsash are all found within the vicinity and together with Victoria country park at Netley have marinas, attractive riverside walks, cafes and pubs. The stunning countryside of the picturesque Meon valley is a short drive away and includes the quaint villages of Botley, Bishops Waltham, Wickham and Durley. The Parkway railway station (opposite the international airport) offers a fast route to Waterloo.





#### **SPECIFICATION**

- Five-bedroom detached family home
- En-suite and dressing room to principal bedroom
- Contemporary family bathroom
- Abundance of versatile reception rooms
- Large open-plan kitchen/breakfast/family room
- Outdoor swimming pool and changing room
- Private plot measuring 0.24 acres
- Integral garage and driveway parking

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: F

#### **ASKING PRICE**

Offers In Excess Of £760,000

#### **TENURE**

Freehold