



Watkin Road, Hedge End, Southampton, Hampshire, SO30 2TB



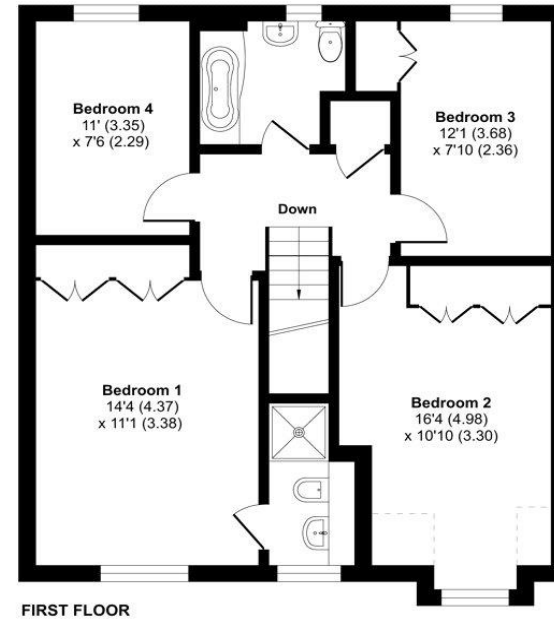
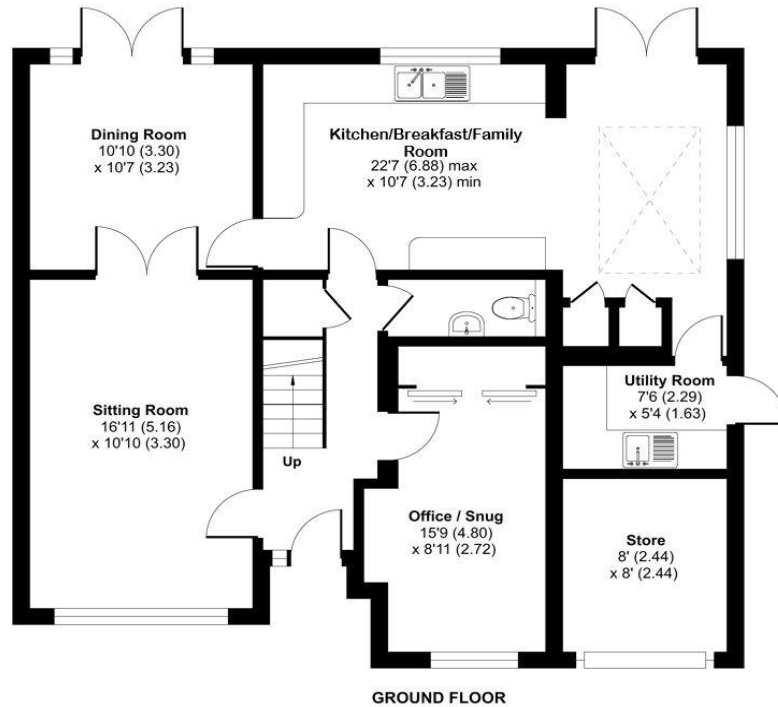
ACCOMMODATION

This stunning four-bedroom home is beautifully presented throughout with the additional bonus of a good size, sunny aspect, South Westerly garden. The home is located in one of Hedge Ends premier locations with access to local schooling and recreational facilities, the accommodation comprises of an entrance hall with wooden flooring, stairs leading to the first-floor, doors lead into the sitting room, office/snug, cloakroom and the kitchen/breakfast/family room. The sitting room can be found to the front of the home, with a built-in feature electric fireplace. Double doors take you through to the dining room with French doors leading out onto the garden with a door to the substantial Kitchen/breakfast/family room. This room is the hub of the home with a stunning fitted kitchen that flows through to the breakfast/family room extension, enjoying a lantern and French doors to the garden the utility room can be accessed from this room. The office/snug is an excellent size and perfect for those who need to work from home. The four bedrooms to the first floor are all generous in size, the principal benefits from an en-suite bathroom, the family bathroom completes the accommodation. The rear garden has lawns, patio areas and flower beds. To the front of the home there is a double width driveway which has space for three vehicles and access to the pitched roof garage with up and over door. This fabulous home offers impressive open-plan living.



Approximate Area = 1580 sq ft / 146.7 sq m
 Limited Use Area(s) = 5 sq ft / 0.4 sq m
 Store = 71 sq ft / 6.5 sq m
 Total = 1656 sq ft / 153.6 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 954476



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

- Extended four-bedroom home
- South Westerly aspect gardens
- Beautifully presented throughout
- Stunning kitchen/breakfast/family room
- Sitting room
- Separate dining room
- Office/snug
- Utility/cloakroom
- En-suite to principal bedroom
- Contemporary family bathroom
- Double width drive
- Pitched roof garage

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band E

GUIDE PRICE

Asking Price £585,000

TENURE

Freehold