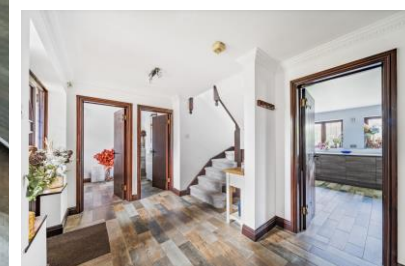




Cherry Drove, Horton Heath, Eastleigh, Hampshire, SO50 7DS



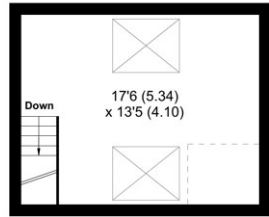
ACCOMMODATION

A substantial detached, executive style home boasting copious amount of living space and well-proportioned accommodation which is superbly presented throughout. The home has been renovated almost entirely and sits in a peaceful cul-de-sac on the edge of Horton Heath. The welcoming entrance hall bestows the quality that has been implemented. Porcelain tiles flow throughout the entire ground floor with similar quality being placed in the anthracite column radiators. Situated to the front of the home is the flexible office space with aspect over the driveway. The impressive 21ft lounge features a triple aspect and a wood burning stove. Entertaining guests is achieved with ease with the formal dining room providing space for large parties. The quality resumes in the kitchen which has been complimented by high quality appliances throughout and overlooks the serene garden. The multi-functional garden room is accessed via the kitchen/breakfast room. The French doors open out onto the tranquil patio area. The ground floor is also serviced by a cloakroom and sizeable utility room. The first floor includes four double bedrooms with the principal bedroom including a bespoke and contemporary en-suite shower room. A family bathroom services the remaining bedrooms which all include eaves storage. The front of the home boasts parking for multiple cars, a double garage and a room over the garage. Subject to relevant planning permission this could easily be converted into a self-contained annexe. The gorgeous private rear garden is lined by trees and shrubbery with the majority being laid to lawn. A traditionally built timber wood store and further shed allow storage for all family needs. A viewing at this superb home is highly recommended.

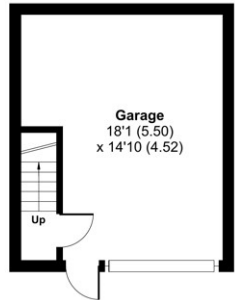


Denotes restricted head height

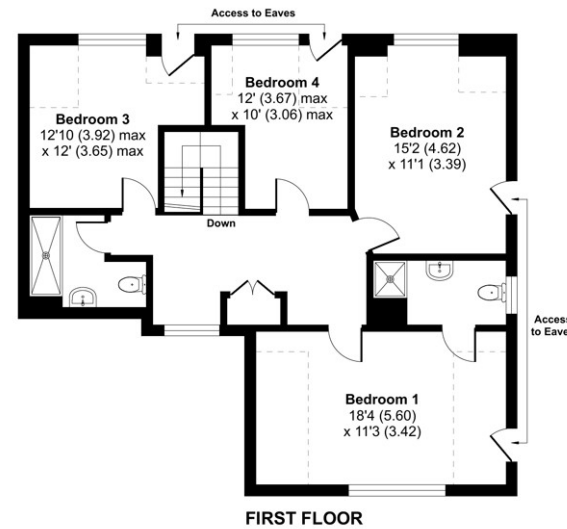
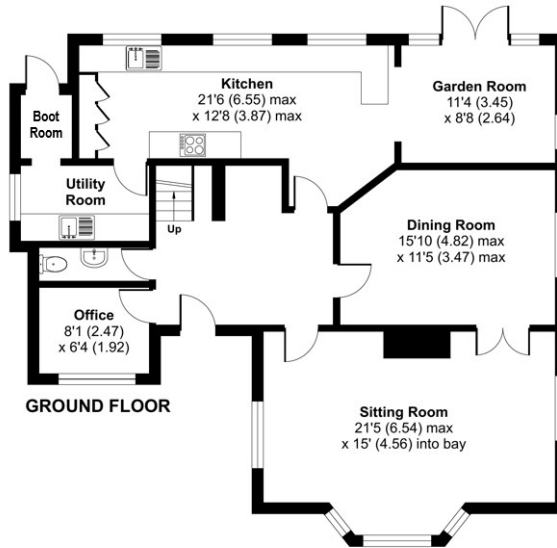
Approximate Area = 1887 sq ft / 175.3 sq m
 Limited Use Area(s) = 147 sq ft / 13.6 sq m
 Garage = 513 sq ft / 47.6 sq m
 Total = 2547 sq ft / 236.5 sq m
 For identification only - Not to scale



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(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 2024. Produced for Charters Estate Agents Limited. REF: 1102723



SITUATION

Horton Heath is a semi-rural village situated mid-way between Winchester and Wickham and 6 miles from Southampton Airport, only a short drive from the thriving city of Winchester and approximately three miles south east of Eastleigh town centre. Horton Heath has a local shops/petrol station, two public houses, two parks, two tennis courts open to the public and woodlands providing footpaths and bridleways for walking and riding.



SPECIFICATION

- Executive style four-bedroom detached home
- Lovely location on a quiet lane
- Double detached garage and private driveway
- Three reception rooms
- Modern kitchen/breakfast room
- Large Principal bedroom with en suite
- Annexe potential subject to consents

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band F

GUIDE PRICE

Asking Price £825,000

TENURE

Freehold