



Burnetts Lane, Horton Heath, Hampshire, SO50 7DG



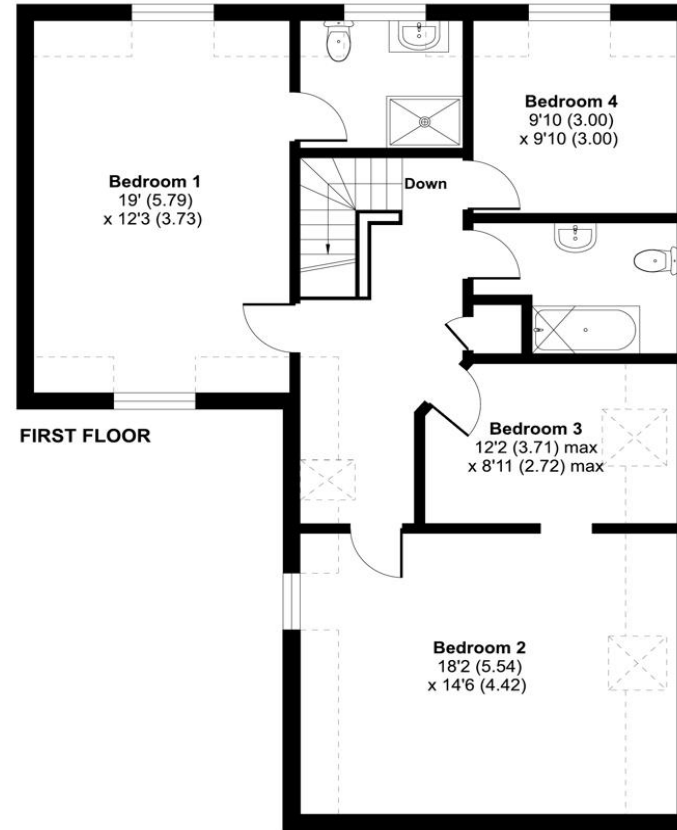
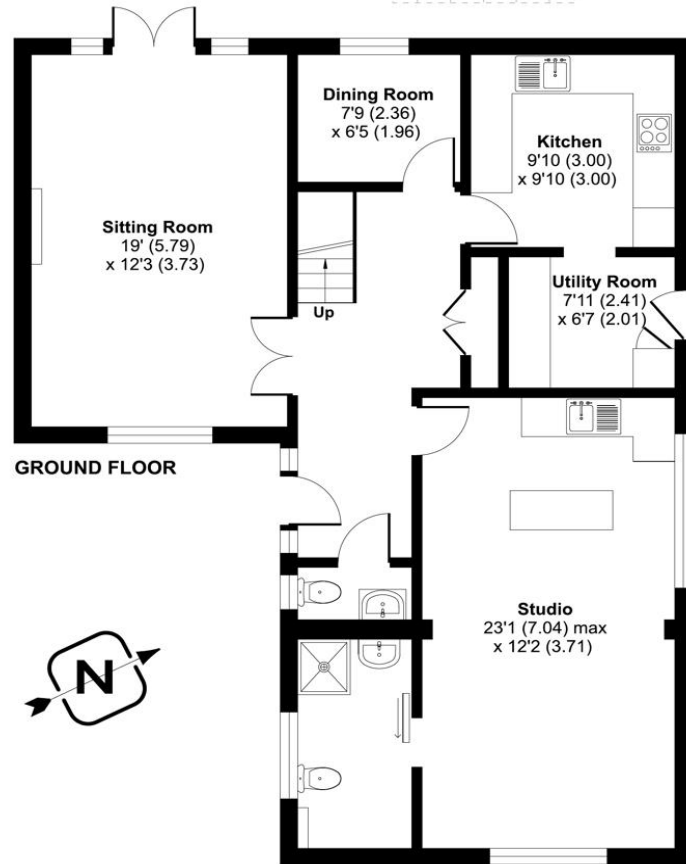
ACCOMMODATION

Charters are delighted to present this modern detached house nestled in the heart of Horton Heath. Boasting five spacious bedrooms, this property offers an abundance of living space for a growing family. Upon entering the house, you are greeted by a welcoming hallway that leads to a bright and airy living room, perfect for entertaining guests or relaxing with the family. The well-appointed kitchen is fitted with modern appliances and is supplemented by the utility room offering ample storage space. Additionally, there is an internal annexe with its own kitchenette and shower room, which can be used for guests, providing flexibility to suit your needs. Four further bedrooms await upstairs with the principal bedroom including a modern ensuite shower room. A family bathroom services the additional bedrooms. To the front of the property, driveway parking is available for multiple vehicles. To the rear is the beautiful garden with a patio area, providing the ideal setting for outdoor gatherings and enjoying the sunshine. The garden has a stunning outlook of the surrounding countryside.

Approximate Area = 1813 sq ft / 168.4 sq m
 Limited Use Area(s) = 147 sq ft / 13.6 sq m
 Total = 1960 sq ft / 182 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 | 76 | 82 |
| (55-68) | D | | |
| (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). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1068192



SITUATION

The home is set within the quiet area of Horton Heath, a semi-rural village only a short drive from the thriving city of Winchester and approximately three miles southeast 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. Nearby Winchester offers many famous attractions and amenities. The vibrant city of Southampton is also only a short drive away.



SPECIFICATION

- Five-bedroom detached home
- Internal annexe with ensuite shower room and kitchen
- Ensuite shower room to the principal bedroom
- Driveway parking for multiple vehicles
- Rear garden with scenic outlook
- Close to school and local shops

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: F

ASKING PRICE

£595,000

TENURE

Freehold

AGENTS NOTE

Awaiting sign-off to confirm that studio annexe is compliant with current building regulations