



Lower Northam Road, Hedge End, Southampton, Hampshire, SO30 4FQ



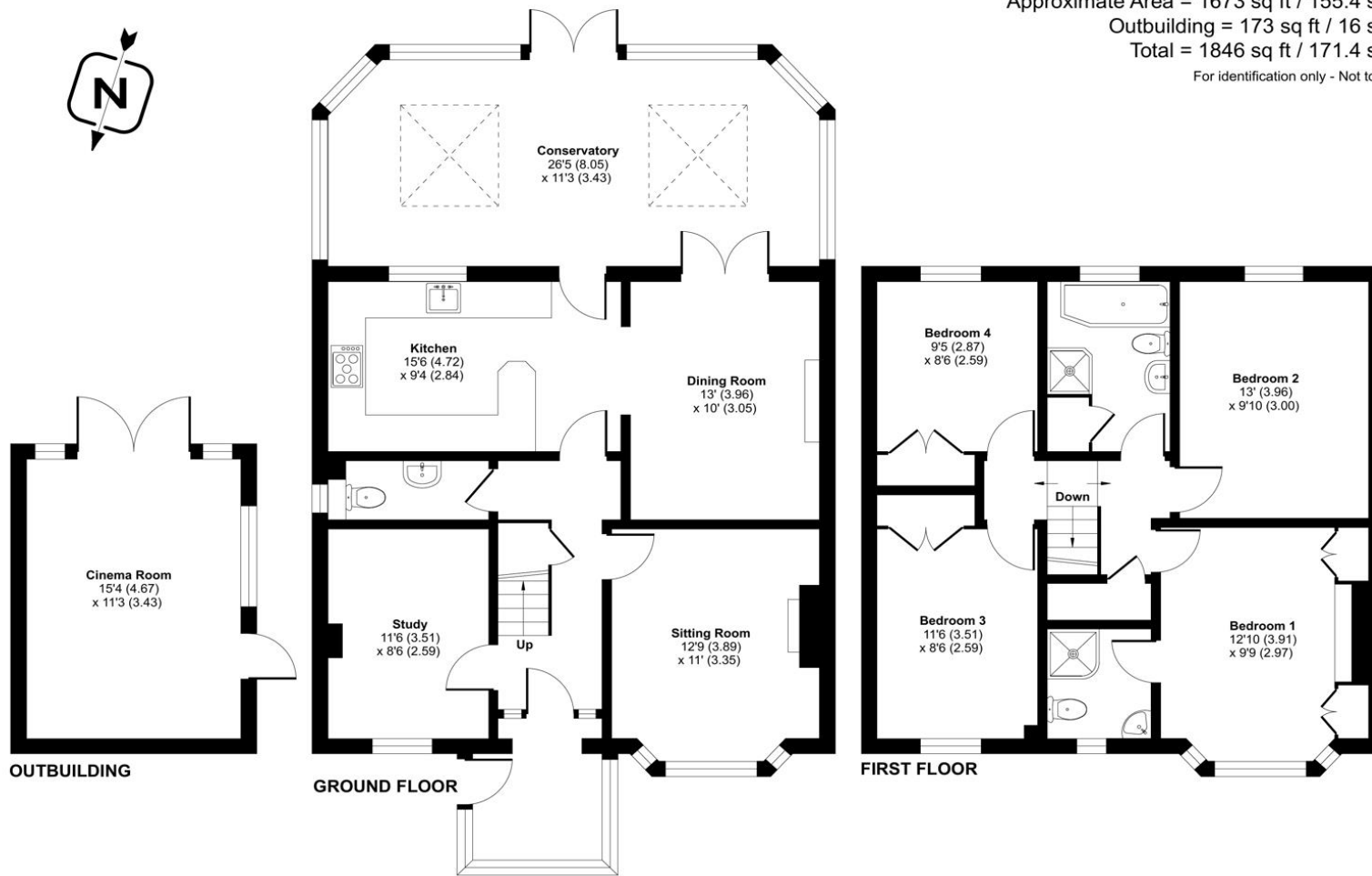
ACCOMMODATION

A brilliantly presented four-bedroom detached home situated a stone's throw away from Hedge End Village centre and walking distance to local primary and secondary schools. The property is situated on a surprisingly large plot and accompanied by a large driveway and outbuilding, which has been converted into a flexible office/cinema room. The porch welcomes you into the home and is an ideal area to store coats and shoes. The entrance hall draws you to the rear of the home where you'll find the modernised kitchen/dining room and expansive conservatory, spanning the entire width of the home. The ground floor also boasts a cloakroom, study and sitting room, with a beautiful feature bay window room, fulfilling the needs of the whole family. The first floor continues to impress with four bedrooms. The principal bedroom includes a significant amount of built in storage and a contemporary en-suite shower room. A four-piece family bathroom serves the remaining bedrooms. Externally, the south-facing rear garden reaches 120ft in length and is mostly laid to lawn, with a raised decked area and sunken fire pit, perfect for al fresco dining and entertaining with friends and family.

** Under the 1979 Estate Agents Act, we wish to declare that the vendor of the property is associated with an employee of Charters Estate Agents.



Approximate Area = 1673 sq ft / 155.4 sq m
 Outbuilding = 173 sq ft / 16 sq m
 Total = 1846 sq ft / 171.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(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 2024. Produced for Charters Estate Agents Limited. REF: 1101974



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 and 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

- Four-bedroom detached home
- Walking distance to primary and secondary schools
- Close to Hedge End village centre
- Solid oak flooring to the sitting room and dining room
- Cinema room
- Sizeable rear garden
- En-suite to principal bedroom

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: D

GUIDE PRICE

Asking Price £575,000

TENURE

Freehold