



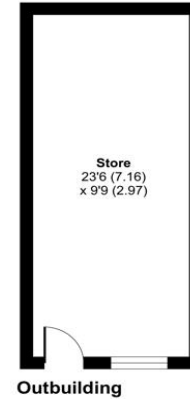
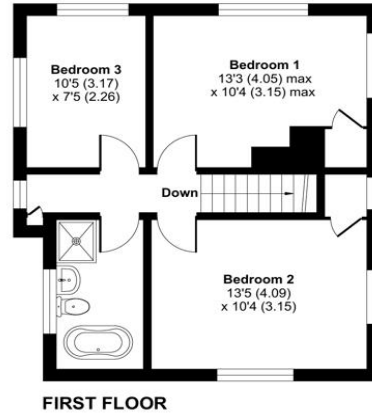
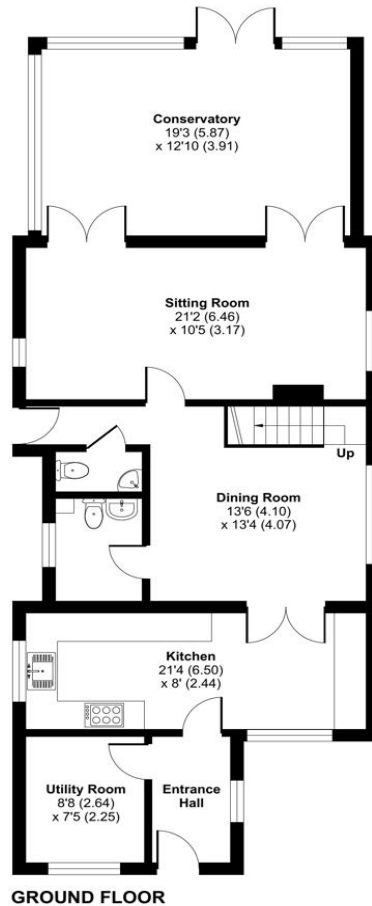
Burnetts Lane, West End, Southampton, Hampshire, SO30 2HH





## ACCOMMODATION

A spacious detached character cottage with living space in excess of 1500 sq ft, set on a plot around 280 ft long, featuring a large garden adjacent local field. The accommodation is very generous, with two separate reception rooms and a large conservatory on the ground floor, along with a good size kitchen, separate utility room, and two cloakrooms. Upstairs there are three bedrooms all served by a family bathroom. At the front of the house is a forecourt providing off road parking for four vehicles, along with a useful 23 ft outbuilding/workshop. The rear garden is a very good size, approx. 150 ft long, mainly lawn with a patio seating area, and a number of mature trees and shrubs, all adjacent to local fields. The property is conveniently located within easy reach of Hedge End and Fair Oak village centres.



Approximate Area = 1553 sq ft / 144.2 sq m  
 Outbuilding = 229 sq ft / 21.2 sq m  
 Total = 1782 sq ft / 165.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

## SITUATION

West End is a sought-after 'village' style suburb to the east of Southampton with excellent road, rail and air transport links. The high street hosts an excellent variety of local shops and there is a good choice of popular schooling for all ages within the vicinity. Superb leisure facilities are provided by the Itchen Valley Country Park whilst Manor Farm Country Park enjoys walks along the Hamble river. The nearby retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket hosting international matches and live music events. The yachting havens of Hamble and Bursledon are a short drive away. Easy access is also available to the M27, M3 and railway network.





#### **SPECIFICATION**

- Spacious detached character cottage
- Over 1500 sq ft
- Approx 280 ft long plot
- Three bedrooms
- Two large reception rooms
- Good size conservatory
- Generous kitchen
- 23' outbuilding
- 150 ft rear garden siding onto fields
- Off road parking for four vehicles

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band E

**ASKING PRICE £575,000**

#### **TENURE**

Freehold