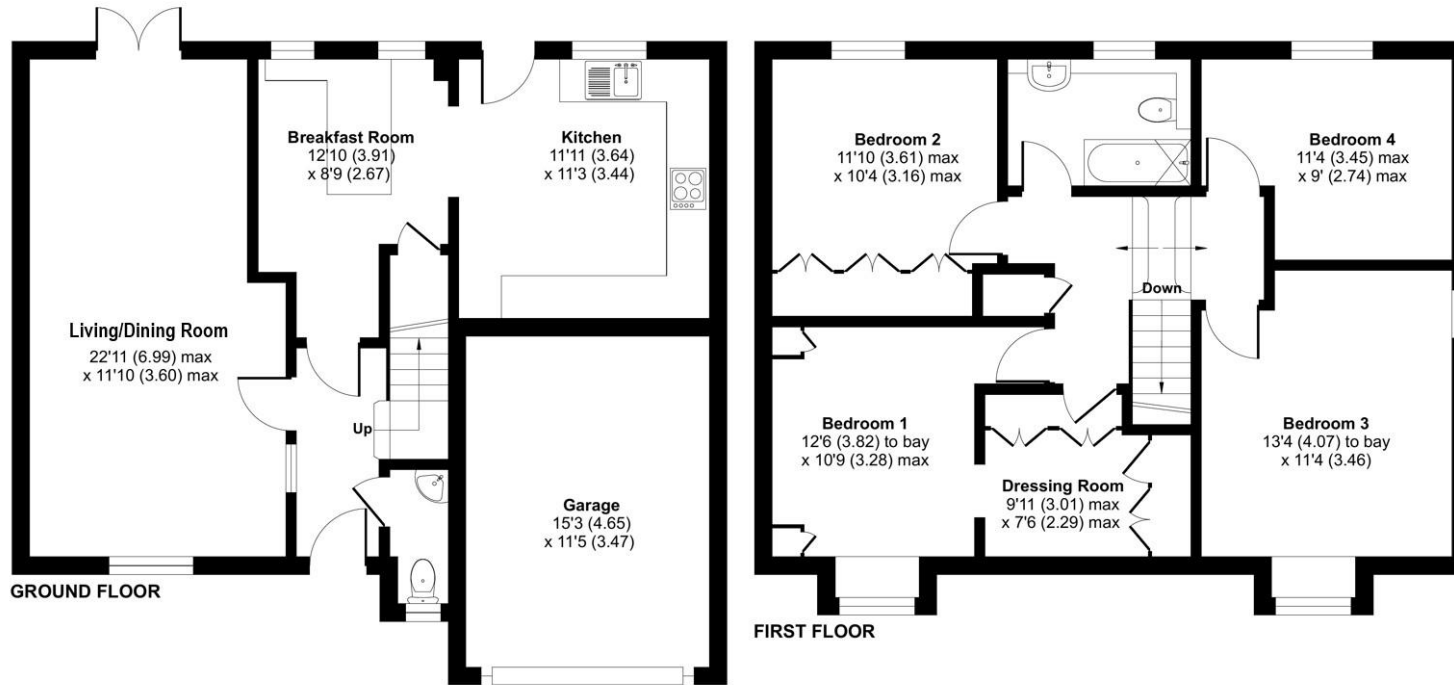


## ACCOMMODATION

Nestled at the end of a peaceful cul-de-sac in the sought-after Boyatt Wood area, this beautifully presented, spacious four-bedroom detached home offers a range of desirable features, including off-road parking and a garage. Upon entering, you are greeted by a welcoming hallway with doors leading to a convenient downstairs cloakroom and a bright breakfast room. The hallway also leads to an expansive living/dining area, perfect for family gatherings, with French patio doors opening onto the rear garden's patio. The kitchen has plenty of counter space and a separate breakfast room, ideal for casual dining. Upstairs, you'll find the principal bedroom, complete with fitted cupboards and a dressing room, as well as a second bedroom with fitted wardrobes. The remaining two bedrooms are also generously proportioned, with fitted wardrobes, and all share a stylish family bathroom. Externally, the property boasts a large, fully enclosed rear garden, featuring a spacious patio area and a low-maintenance artificial lawn. To the front, the property boasts artificial lawn area and a driveway providing ample off-street parking. Ideally located near local amenities, this home is an excellent choice for young families.



Approximate Area = 1324 sq ft / 123 sq m  
 Garage = 171 sq ft / 15.8 sq m  
 Total = 1495 sq ft / 138.8 sq m  
 For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 84        |
| (69-80)                                     | C | 73                      |           |
| (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 |           |



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1243561

## SITUATION

Situated within the convenient location of Boyatt Wood, just outside the town of Eastleigh, providing a shopping mall, main line train station and a new entertainment complex. The thriving city of Winchester is only a short drive away which offers many famous attractions and amenities. Southampton Airport is within a few minutes drive. Communications are excellent with the M3 and M27 within easy reach.





### **SPECIFICATION**

- Spacious four-bedroom detached property
- Quiet, desirable Boyatt Wood location
- Driveway parking and single garage with electric door
- Expansive living/dining area
- Private, enclosed rear garden

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band E

**OFFERS IN EXCESS OF £500,000**

### **TENURE**

Freehold