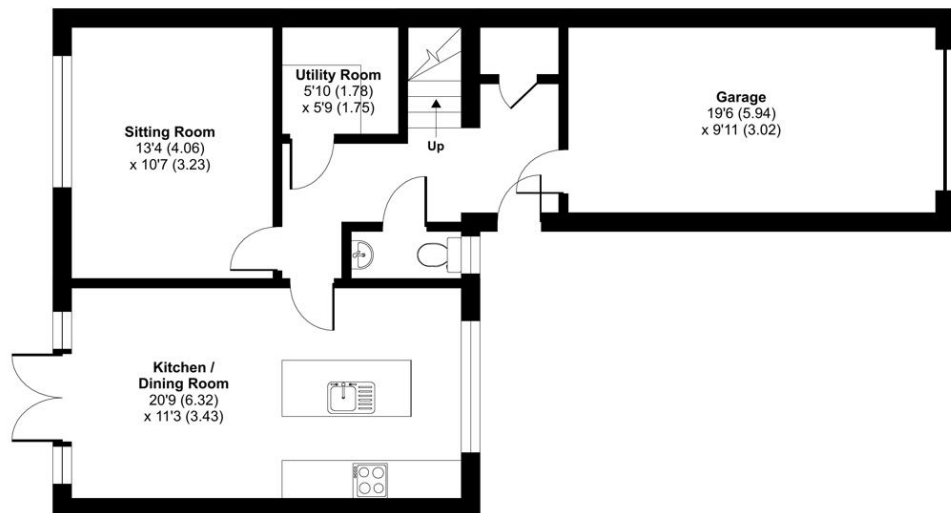


ACCOMMODATION

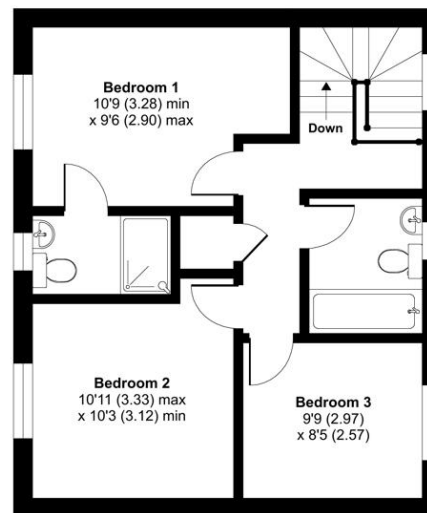
This fabulous three-bedroom semi-detached home is set in a wonderful location on a modern development just a few minutes walk from local shops and highly regarded schools. The property sits in a very nice position baking onto a nature reserve with an outlook over local woodland. The accommodation is spacious and features a large kitchen/dining room which has been upgraded to include stunning appliances and Quartz marble countertops. Along with a good size sitting room, the owners have curated a gorgeous space to unwind and relax. Sizeable utility room with ample storage. Upstairs are three well-proportioned bedrooms, with a contemporary en-suite shower room to the principal bedroom, and a further family bathroom. Outside a low maintenance south-facing garden with an extended patio area. The property is accompanied by a private driveway and a large integrated garage with potential to convert into a room. Additional visitor parking adjacent to the property.



Approximate Area = 1083 sq ft / 100.6 sq m
Garage = 191 sq ft / 17.7 sq m
Total = 1274 sq ft / 118.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(69-80)	C		
(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 Charlers Estate Agents Limited. REF: 1252055



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 with 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, live music events and a full golf course and driving range. Manor Farm and the River Hamble Country Park are a short walk away from the property. The yachting havens of Bursledon, Hamble, Sarisbury and Warsash are all found within the vicinity and together with Victoria country park there are 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 Hedge End railway station (5 minute drive from property) and Southampton Airport Parkway railway station (opposite the airport) both offer a fast route to London Waterloo.



SPECIFICATION

- Superb recently built semi-detached home
- Upgraded throughout to a beautiful standard
- Three double bedrooms
- South-facing garden
- WC, en-suite and family bathroom with Porcelanosa upgrades
- Large kitchen dining room with Island
- Utility room
- Driveway and integrated garage with screeded floor
- Google nest throughout the property

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band D

ASKING PRICE £485,000

TENURE

Freehold