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HILL COTTAGE GARDENS, WEST END, SOUTHAMPTON, SO18 3AD



BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS, THREE BEDROOM DETACHED PROPERTY BOASTING VERSATILE LIVING ACCOMMODATION IN A HIGHLY POPULAR RESIDENTIAL LOCATION. VIEWING RECOMMENDED.

£575,000 Freehold

This delightful, modern three bedroom detached property is situated in the popular residential location of West End, Southampton. The dwelling, in our opinion, strikes the perfect balance between comfortable living and elegant entertaining spaces, making it an ideal choice for those seeking a versatile home to complement modern family living.

The ground floor comprises of a hallway, living room, reception room, study and cloakroom. The lower ground floor offers a spacious kitchen/diner, utility room and a cloakroom. On the first floor at three double bedrooms, with a balcony and en-suite to bedroom one and a family bathroom. Externally there is a driveway providing off-road parking with gardens to the front and rear.

West End is a parish in Hampshire, five miles east of the city of Southampton. The village of West End is generally classed as an area in the outer suburbs or rural urban fringe of the borough of Eastleigh because of its surrounding woodland and countryside, including Telegraph Woods and Itchen Valley Country Park. The village is mainly known for being the home of Hampshire Cricket at the Utilita Bowl, it also boasts the renowned Boundary Lakes Golf Course. The village itself, hosts a variety of local shops and there is a good choice of schools within the vicinity. Eastleigh Town Centre and Hedge End Retail Park are a short drive away and offer an array of shops, supermarkets, restaurants and leisure facilities. Conveniently set, just moments from popular commuter routes with easy access by car to the M27 and Southampton Airport Parkway railway station connecting you to London. Southampton Airport is only a short drive away.



Ground Floor Accommodation

Upon entering the property, you will find a light and airy hallway offering space to de boot and hang your outdoor wear. There are doors to principal rooms and turning staircases to the lower ground and first floors.

The living room is a beautiful light filled sanctuary which spans the width of the dwelling. There is a Juliette balcony and window providing views over the rear garden. The focal point is a fireplace and hearth, with space for an electric fire, which will undoubtedly enhance the cosy atmosphere on those chilly evenings, making this the ideal place to relax and unwind at the end of a busy day.

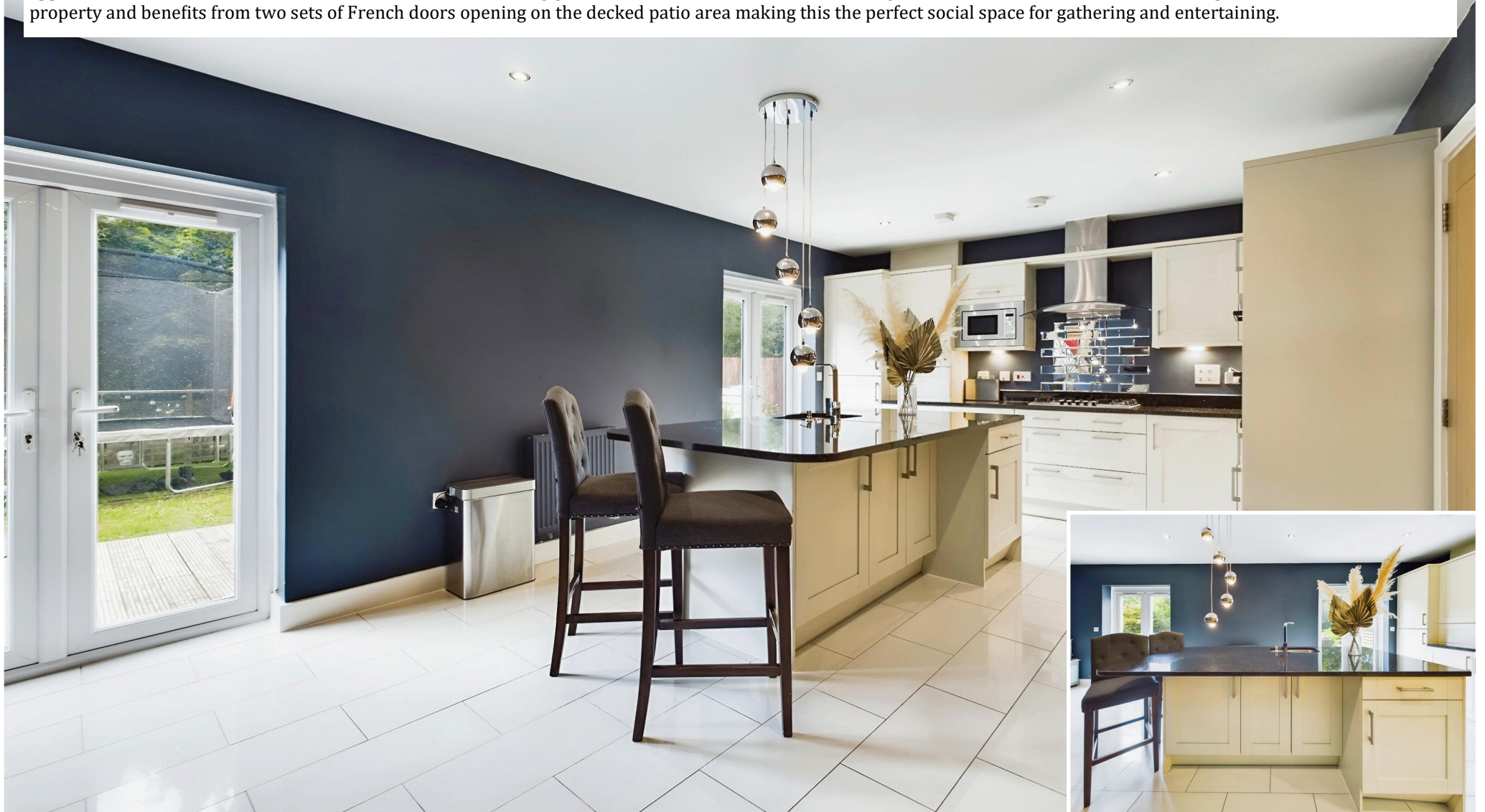
Reception room two is a bright and versatile space demonstrating the flexible living accommodation on offer here. There is a front elevation window and a door leading to the side of the property allowing access into the rear garden. A study, also to the front elevation, is ideal for those who work from home.

The ground floor accommodation is completed by a cloakroom with a white, wash hand basin and a WC.

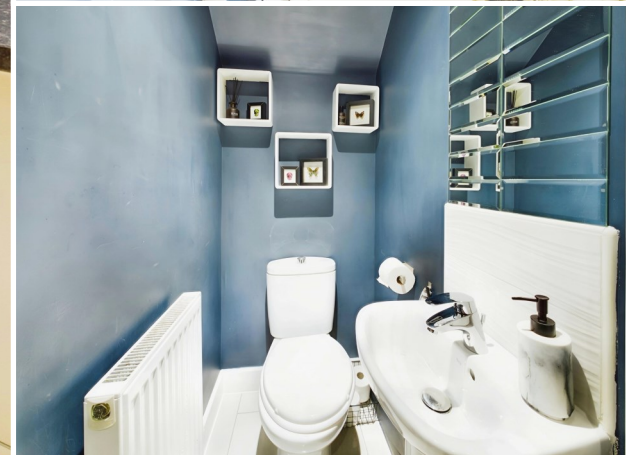


Lower Ground Floor Accommodation

Descending to the lower ground floor, the hallway offers a door into the kitchen/diner and the utility room. There is a cupboard providing useful storage. The well-proportioned and modern kitchen diner will prove popular with culinary enthusiasts. The kitchen comprises of a comprehensive range of matching wall and floor mounted units with a quartz worksurface over. A kitchen island houses an inset sink and engraved drainer and provides a useful spot for informal dining. Integrated appliances include an electric double oven, microwave, five ring gas hob with an extractor hood over, fridge freezer and a dishwasher. The room spans the width of the property and benefits from two sets of French doors opening on the decked patio area making this the perfect social space for gathering and entertaining.



The utility room comprises of wall and base units with a roll top worksurface and a stainless steel sink and drainer over. There is space and plumbing for a washing machine. A door opens into the cloakroom with a contemporary white, wash hand basin and WC.





First Floor Accommodation

The first-floor landing offers doors to principal rooms, a linen cupboard and a loft access point.

Bedroom one is a well-proportioned double room complete with fitted wardrobes. French doors open onto a beautiful balcony with a glass balustrade offering elevated views over the rear garden. This is the perfect space to relax on those lazy Sunday mornings! Bedroom one further benefits from the added convenience of an en-suite with a shower cubicle, wash hand basin and a WC.

Bedrooms two and three are both good-sized double rooms with front elevation windows.

The family bathroom comprises of a contemporary four-piece suite including a panel enclosed bath, shower cubicle, wash hand basin and a WC.

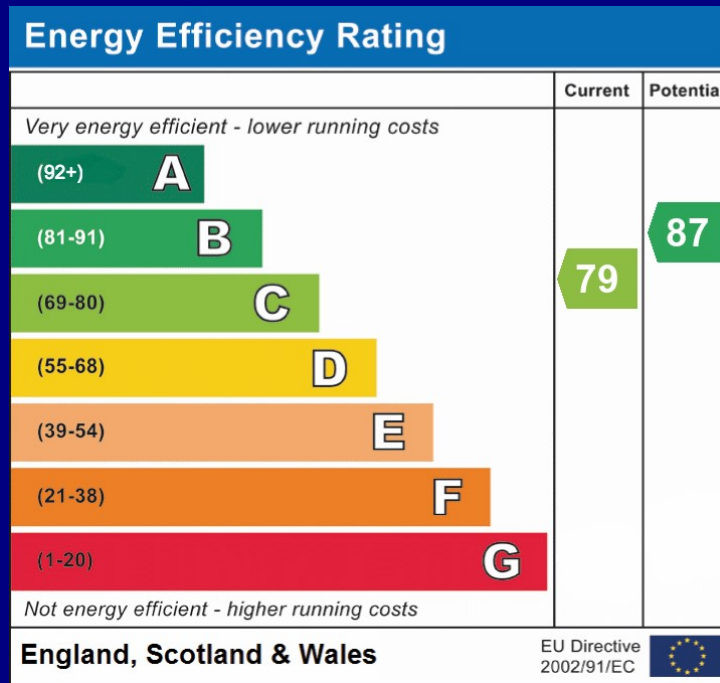


Outside

The property is approached via a blocked paved driveway providing off-road parking. There is an EV charging point. The front garden is laid to lawn with a decorative, planted border.

The rear garden is fully enclosed by timber fencing with access from the driveway through a pedestrian gate. Steps lead down from the gate to a timber storage shed and the main garden which is split into two levels. Wooden decking, adjacent to the dwelling, provides a lovely spot for al fresco dining; this may be accessed directly from the kitchen/diner. The garden is partly laid to lawn with artificial lawn beyond. Further steps lead down to an additional wooden decked area.





COUNCIL TAX BAND: F - Southampton City Council.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE SERVICE CHARGE & ESTATE RESERVE FUND: We have been advised by the vendors that an estate service charge of £148.05 is paid every 6 months and an estate reserve fund of £32.46 is paid every 6 months.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.