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**MOORGREEN FARM
WEST END
SOUTHAMPTON
SO30 2HH**



CONTEMPORARY & STYLISH FIVE BEDROOM BARN CONVERSION, OCCUPYING A SIZEABLE PLOT WITH BEAUTIFULLY LANDSCAPED GARDENS, SPACIOUS INTERNAL MODERN ACCOMMODATION, AND NESTLED IN A SOUGHT AFTER RURAL SETTING WITH VIEWS OVER NEIGHBOURING COUNTRYSIDE.

VIEWING RECOMMENDED TO APPRECIATE BOTH THE ACCOMMODATION AND LOCATION ON OFFER.

£995,000 Freehold

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. Hedge End Retail Park is nearby, which offers an array of larger stores, supermarkets and eateries.

Conveniently set, just moments from popular commuter routes with easy access by car to junction 7 of the M27 and Hedge End railway station connecting you to London. Southampton Airport is only a short drive away.

Don't miss out on the opportunity to experience the accommodation and lifestyle on offer here. Call us today to arrange a viewing.



Nestled in a beautiful rural setting, but still maintaining close proximity to West End Village, is this stunning barn conversion boasting sympathetic and contemporary interiors for a truly indulgent experience.

Key Features

- Ample off-road parking and two EV charger points
- Idyllic rural location with wonderful countryside views.
- Modern interior with oak and steel beams to vaulted ceilings.
- Oak framework to main entrances.
- Air source heat pump.
- Underfloor heating to ground floor, radiators to first floor.
- Contemporary aluminium and glass staircase.
- Modern fitted kitchen with integrated appliances, Quooker hot tap, water softener.
- Polished concrete floors to the majority of the ground floor.
- En-suites to all bedrooms.
- Bio treatment plant.
- Aluminium double glazed windows.
- Garden lighting.
- Power and water supply to front and rear of property.



Approximate total area⁽¹⁾

2286.47 ft²

212.42 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor

The main entrance offers impressive oak framework with large, glazed sections allowing an abundance of natural light to fill the living space. Upon entering the property, you are greeted by the seamless open plan living accommodation, which sets the tone for the residence ahead. The living area offers exposed brickwork to one wall enhancing the rustic charm of the building. The exposed steel beams extending to the vaulted ceiling twinned with the sympathetic oak framework to the front and rear entrances culminate in a fusion of functionality and style. The modern fitted kitchen is well equipped and will prove popular with culinary enthusiasts; it includes a Neff electric oven with a combination microwave, an electric hob, an integrated fridge/freezer and dishwasher. The contemporary wall and floor mounted units are finished with worksurfaces over. A handy kitchen island with an engraved drainer and Quooker hot tap also provides a breakfast bar for informal dining. This space truly offers the perfect spot for gathering and entertaining.

Moving through into the hallway, there are doors to the utility room, office and bedroom five. The utility room houses the heating system and offers appliance space for a washing machine and tumble dryer. There are wall and floor mounted units with a worksurface over and a stainless-steel sink and drainer. A door opens directly onto the rear garden and patio area. The office is a lovely versatile space with a window providing views over the neighbouring countryside. Bedroom five is a double room with countryside views and would make the ideal guest suite complete with a modern en-suite shower room.







First Floor

Ascending the staircase, adorned with a glass balustrade, the first floor hosts a spectacular galleried landing offering beautiful, elevated views towards the front and rear grounds of the dwelling.

Bedroom one is a true sanctuary featuring a seamless blend of the rustic and modern with exposed beams, vaulted ceilings and fabulous fitted wardrobe space. The en-suite bathroom is the perfect place to retreat, relax and unwind at the end of a busy day and boasts contemporary furniture and fittings including a large shower cubicle, a sleek oval bath, dual wash hand basins and a WC.

Bedrooms two, three and four are all well-proportioned double rooms boasting views of the property grounds and countryside beyond. These rooms all benefit from the added convenience of fitted storage and en-suite facilities complete with modern furniture and fittings.

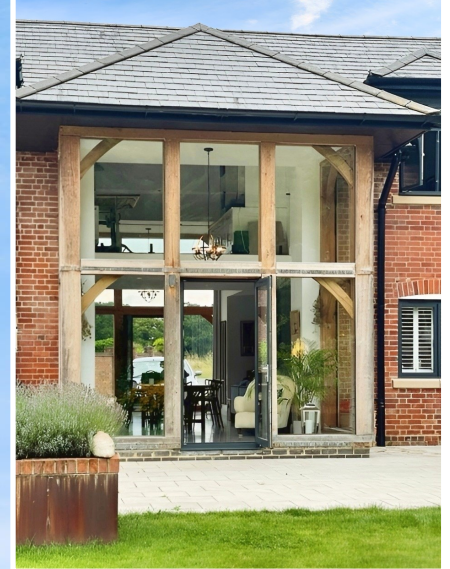




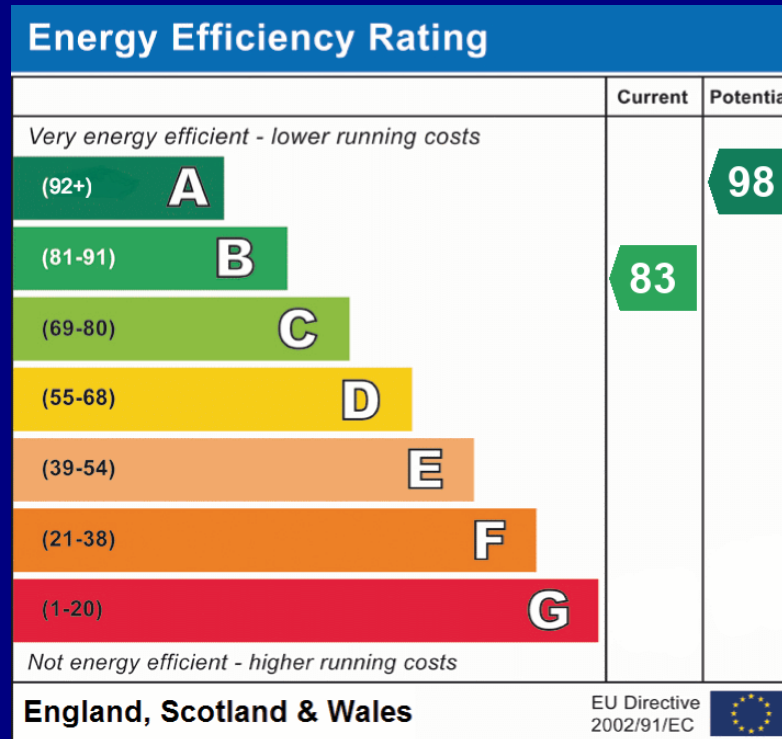
Outside

The property is approached by a shared gravel courtyard, leading to the driveway, which is wall enclosed to one side and offers off road parking for multiple vehicles.

The generously sized rear garden is enclosed by timber fencing and has been beautifully landscaped, offering decorative planted borders hosting an array of plants and shrubs providing that all important splash of colour. The garden extends down to neighbouring woodland enhancing the sense of privacy. The delightful and sizable patio, adjacent to the dwelling, offers an idyllic setting for outdoor gatherings and al fresco dining. A pathway leads to a further sunny seating area complete with a pergola.







COUNCIL TAX BAND: G - Eastleigh Borough Council

UTILITIES: Mains electricity and water. The property has a septic tank which was last emptied in 2024.

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

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

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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.