



RICHMONDS



# Farm Road, Horton Heath, Southampton, SO50 7HR

£650,000

Set in the semi-rural village location of Horton Heath, this is a fantastic five-bedroom house with a large ground floor and a sunny landscaped garden. It has the additional advantage of being located in the highly desirable Wyvern catchment area.

The ground floor has a kitchen/breakfast room, two good sized reception rooms, study, WC and a large entrance hallway. The double garage is currently used as an entertainment space with a pool table and a utility area. Overall, this spacious family home has accommodation of around 1911sq ft.

Upstairs, there are five bedrooms, two of which are ensuite with the master bedroom having the addition of a dressing room. There is also a family bathroom.

Outside, there are two parking spaces in front of the garage which has an insulated electrically operated door. Either side of the pathway leading to the front door, there is a manicured frontage giving the property an attractive look. The rear garden has a large L-shaped patio leading to a wide span decking area which is ideal for outdoor dining. Maturing border plantation and large mature trees to the rear boundary provide adequate screening. In addition, there is a large storage shed.

## Other Information

Tenure: Freehold

Approximate Age: Built 2020 with a new home LABC 10-year warranty

Heating: Gas central heating (solar panels are owned)

Windows: Double glazing

Loft: Insulated and partially boarded

Energy Rating: B

Sellers Position: No chain

## Local Information:

Council Tax: F

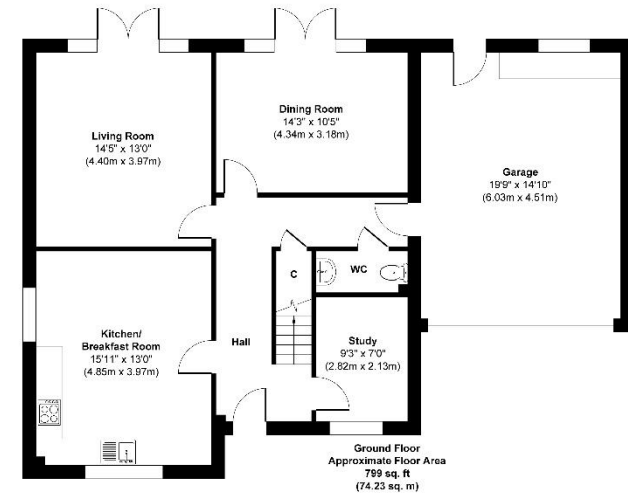
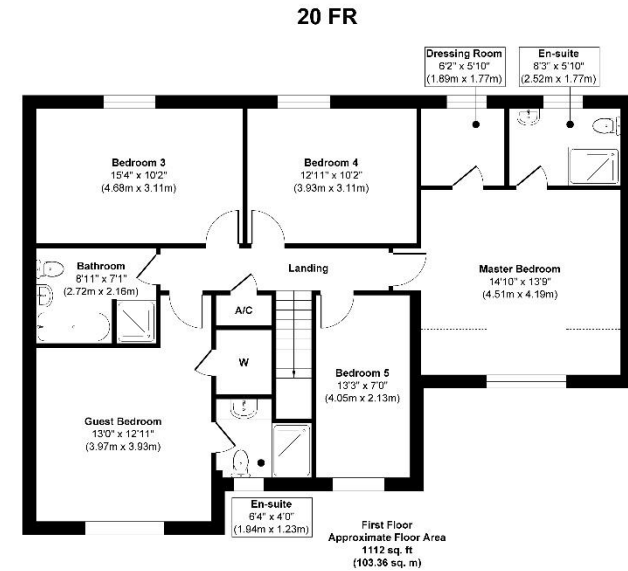
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	91	92
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 1911 sq. ft / 177.59 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.  
Produced by Elements Property

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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