



14 Mead Lane, Horton Heath - SO50 7HS  
£325,000

WHITE & GUARD

# 14 Mead Lane

Horton Heath, Eastleigh

## INTRODUCTION

This stunning three-bedroom home is presented in immaculate, as-good-as-new condition and is tucked away in a peaceful cul-de-sac within the highly sought-after Horton Heath development. Offering generous living space, the property features a bright and spacious rear lounge with French doors opening onto the garden, a modern fitted kitchen/breakfast room, and a stylish family bathroom. Upstairs, there are three well-proportioned bedrooms, including a master with its own en-suite. Outside, you'll find a beautifully landscaped private garden with a patio area, plus a block-paved driveway to the side providing off-road parking for up to two vehicles.

## LOCATION

Mead Lane is a quiet and desirable cul-de-sac within the popular village of Fair Oak. The area offers a range of local amenities including shops, cafes, and highly regarded schools, making it a perfect choice for families. The property is also well placed for access to Eastleigh, Winchester, and Southampton, with excellent transport links including mainline railway stations and motorway connections, ensuring easy commuting and travel.

- EASTLEIGH COUNCIL BAND C
- EPC RATING B
- FREEHOLD
- THREE BEDROOM MID TERRACED HOME
- MODERN KITCHEN BREAKFAST ROOM
- ENSUITE TO MASTER BEDROOM
- LOW MAINTENANCE REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- SET IN A QUIET CUL DE SAC LOCATION





## INSIDE

As you step inside, you are greeted by a bright and welcoming entrance hall that immediately sets the tone for the rest of the home. The ground floor has been thoughtfully arranged to create a sense of space and flow, with a generous sitting room positioned at the rear of the property. This room is flooded with natural light thanks to its dual aspect windows and French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living. It is the perfect space for relaxing with family or entertaining guests.

The kitchen/dining area is a true highlight of the home. Finished to an exceptional standard, it features a range of contemporary high-gloss units in a stylish grey tone, complemented by sleek worktops and integrated appliances. The layout provides ample storage and workspace, while the dining area offers plenty of room for a table, making this an ideal setting for family meals or social gatherings. The neutral décor and modern flooring enhance the sense of light and space, creating a room that is both functional and inviting. Completing the ground floor is a convenient cloakroom, finished with modern fittings and neutral tones.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is a generous size and benefits with a beautifully appointed en-suite shower room, offering a private retreat for the homeowners. The second bedroom is another spacious double, while the third bedroom is perfect as a child's room, nursery, or home office. The family bathroom is finished to a high standard, featuring a contemporary suite with a bath and elegant tiling.

## OUTSIDE

Externally, the property enjoys a private rear garden that has been thoughtfully landscaped to provide a low-maintenance yet attractive outdoor space. The garden is mainly laid to lawn with a paved patio area, ideal for al fresco dining and summer entertaining. The boundaries are enclosed by fencing, creating a safe and secure environment for children and pets. To the front, the property benefits from allocated parking for two vehicles, with additional visitor spaces available nearby.



## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge is £290.00 per annum

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## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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