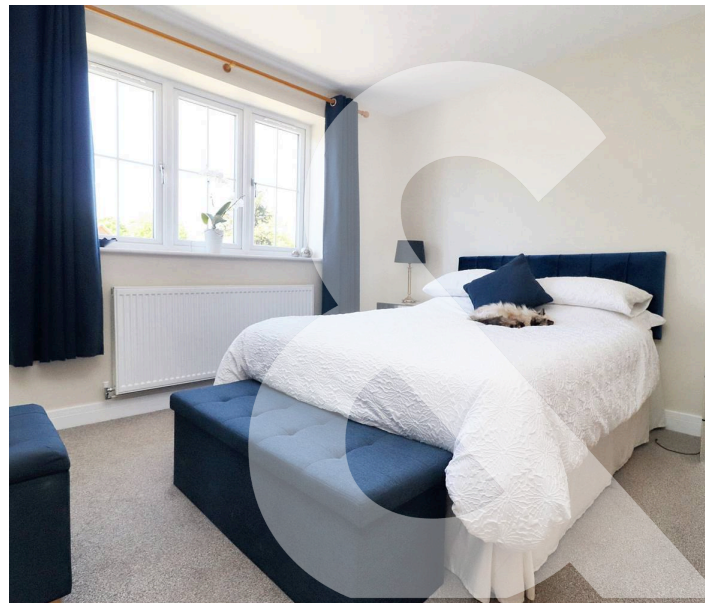


**Rowe
& Co.**

2 Baker Row, Horton Heath

Eastleigh

In Excess of **£400,000**



2 Baker Row

Horton Heath, Eastleigh

INTRODUCTION

This wonderful three-bedroom semi-detached family home was built in 2020 by Imperial Homes and finished to a high specification throughout, ideally located in the popular area of Horton Heath. Accommodation on the ground floor briefly comprises a spacious entrance hall, modern open plan kitchen/dining area, lounge, and downstairs cloakroom. On the first floor there are three spacious bedrooms with en-suite to master. Outside benefits a carport and driveway with parking for two vehicles and attractive landscaped gardens to both the front and rear.

LOCATION

The home is set within the quiet area of Horton Heath, a semi-rural village only a short drive from the thriving city of Winchester and approximately three miles southeast of Eastleigh town centre. Horton Heath has a local shops/petrol station, two public houses, two parks, two tennis courts open to the public and woodlands providing footpaths and bridleways for walking and riding. Nearby Winchester offers many famous attractions and amenities. The vibrant city of Southampton is also only a short drive away.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi Detached Family Home
- Three Bedrooms
- Open Plan Kitchen / Dining Room
- Carport & Driveway

2 Baker Row

Horton Heath, Eastleigh

You enter the property into a spacious entrance hall, with stairs leading to the first floor, understairs storage, and laid to tile flooring. There is a door to one side leading through to the lounge and another which leads through to the downstairs cloakroom. The light and airy lounge has a window to the front aspect with space for a corner sofa, freestanding furniture and has been laid to carpet. The open plan design offers direct entry from the entrance hall through to the wonderful kitchen/dining space which has a window to the rear and a set of French doors leading directly out onto the rear garden. The modern kitchen has been fitted with a matching range of wall and base units, with cupboards and drawers under and complimentary worktops. There is an integrated double electric oven, hob with extractor over, built in dishwasher, washing machine and fridge/freezer, the room also benefits from spotlights and tiled flooring throughout. The dining area has space for a two/three-seater sofa and dining table and chairs.

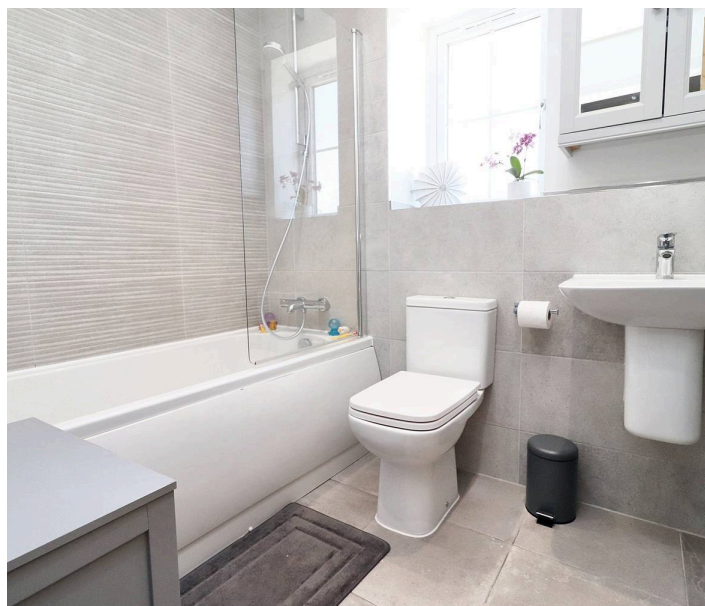
On the first-floor landing there is access to the loft space which is part boarded with a pull-down loft ladder and lighting, an airing cupboard, useful separate storage cupboard and doors then leading to all further rooms. The master bedroom is a lovely bright room with a window to the front aspect, there are fitted wardrobes to one side and a door leading to the en-suite. There are then a further two double rooms both with windows overlooking the rear garden that are both serviced by the well-appointed family bathroom.

OUTSIDE

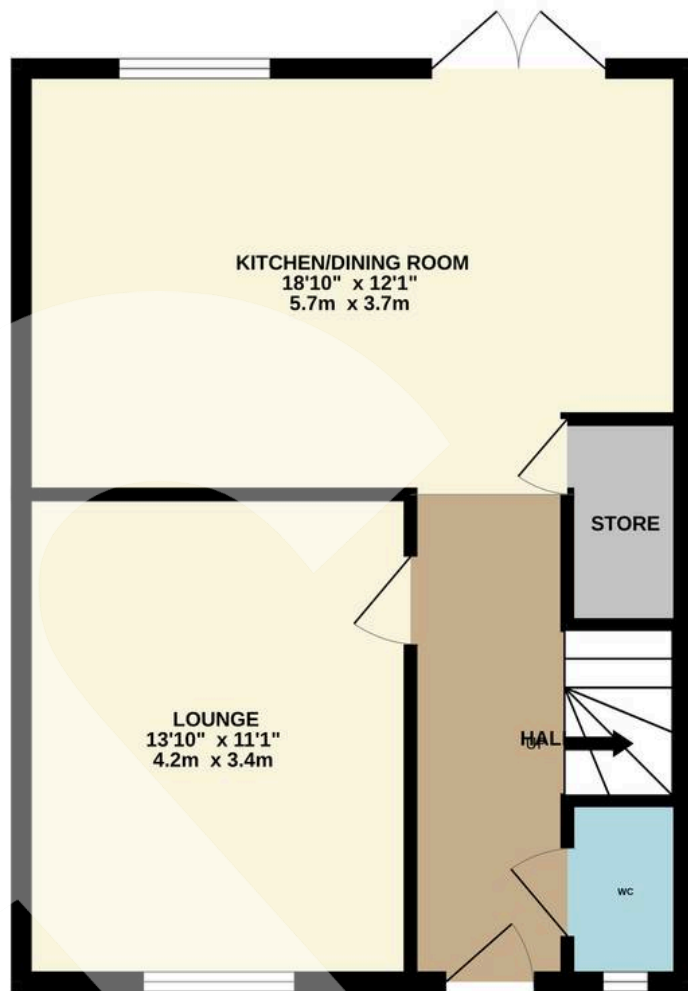
To the front of the property is a well-presented block paved driveway which leads to a carport providing off road parking for two vehicles and offering gated pedestrian access to the garden. The rear garden has been landscaped to offer a patio area and additional raised decked seating/entertainment area, leaving the rest of the garden laid to artificial lawn with drainage, raised borders which are well stocked with a variety of flowers and shrubs. There is also a large outbuilding currently used as a playroom and garden shed offering useful storage space.



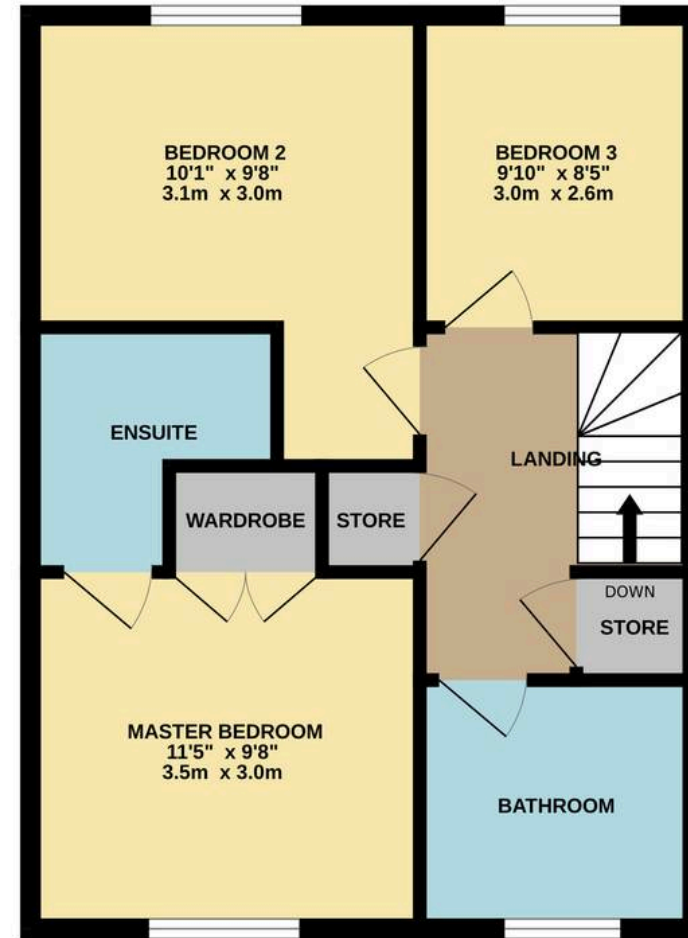
Rowe
& Co.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



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TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

