



sparky ellison



8 Highcliffe Drive, Eastleigh, SO50 4RB

£595,000

Nestled in the corner of a quiet cul-de-sac location, this well presented five bedroom family home has an adjoining self contained two storey annexe which provides a large sitting room, kitchen, master bedroom and shower room. The main house benefits from spacious living accommodation throughout including a wonderful kitchen/dining/living space overlooking the rear garden, four great sized bedrooms with an additional fifth bedroom downstairs, a study and sizable lounge. Externally the property is very secluded and also benefits from plentiful parking and a double garage. The home would suit multi generational living although the annexe could quite easily be incorporated into the main house if required.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**
- Cloakroom:**  
Wc, wash basin.
- Sitting Room:**  
14'1" x 12' (4.29m x 3.66m) Access to annexe and stairs to first floor.
- Kitchen/Dining/Living space:**  
16'1" x 15'4" (4.90m x 4.68m) Modern kitchen comprising range of units, hob and electric oven, integrated dishwasher, integrated fridge., space for dining and sitting area.
- Study:**  
9'7" x 8'9" (2.92m x 2.66m) Doors to garden and access to loft space.
- Utility:**  
8'9" x 5'11" ) Space for washing machine and tumble dryer, boiler.
- Store:**  
8'3" x 6'2" (2.51m x 1.87m)

FIRST FLOOR

- Landing:**  
Airing Cupboard.
- Bedroom 1:**  
14' x 10'1" (4.27m x 3.08m) Access to loft space.
- En-suite:**  
Suite comprising shower cubicle, wc, wash basin and extractor fan.
- Bedroom 2:**  
10'8" max x 10'1" (3.26m x 3.08m) Built in wardrobe.
- Bedroom 3:**  
10'11" x 9'6" (3.33m x 2.89m)
- Bedroom 4:**  
9'5" x 8'11" (2.87m x 2.71m)
- Family Bathroom:**  
Modern bathroom with ample storage, wc, wash basin, bath with shower over and extractor fan.

ANNEXE

GROUND FLOOR

- Entrance Hall:**

- Kitchen/Sitting Room:**  
15' x 12'4" (4.58m x 3.75m) Sitting Area; Double doors to rear garden. Kitchen Area: Range of units, integrated fridge/freezer, electric hob with extractor hood over, oven.

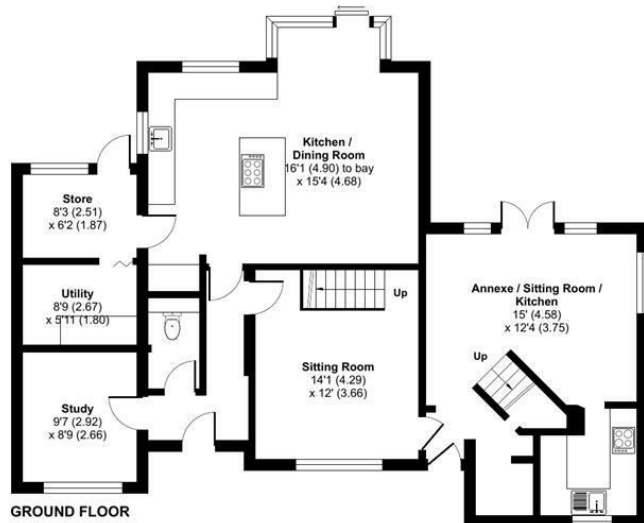
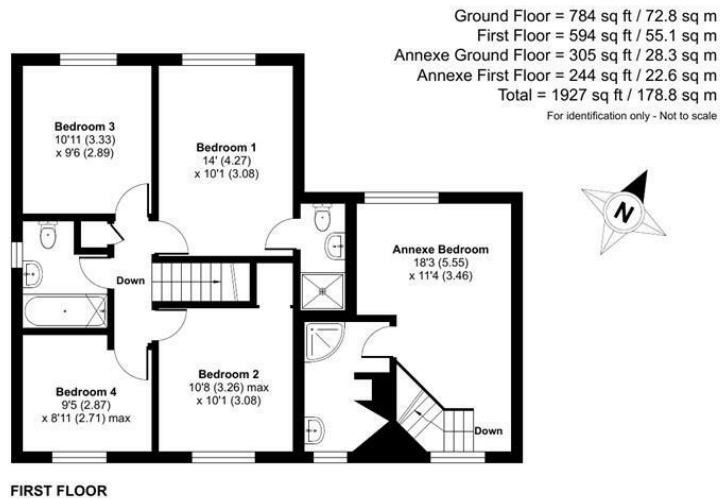
FIRST FLOOR

- Annexe Bedroom:**  
18'3" x 11'4" (5.55m x 3.46m) Access to loft space.
- Shower Room:**  
Shower cubicle, heated towel rail, wash hand basin with cupboard under, wc.
- Bedroom 5:**
- Rear Garden:**  
Approximately 67'8" x 44'5". Adjoining the property is a patio area which leads to area laid to lawn, there is side access on both sides of the property. There is access to wooded area and walkways via rear gate.

OTHER INFORMATION

- Tenure:**  
Freehold
- Approximate Age:**  
1970's
- Approximate Area:**  
1927sqft/178.8sqm (Including annexe)
- Sellers Position:**  
Looking for forward purchase
- Heating:**  
Gas central heating
- Windows:**  
UPVC double glazing
- Infant/Junior School:**  
Shakespeare Infant/Junior School
- Secondary School:**  
Crestwood Community School
- Local Council:**  
Eastleigh Borough Council - 02380 688000
- Council Tax:**  
Band E

- Agents Note:**  
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sparks Ellison. REF: 1335542.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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