



9 Highcliffe Drive, Eastleigh, SO50 4RB

£440,000

Located in the quiet cul-de-sac of Highcliffe Drive, Boyatt Wood, this beautifully presented link-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms and two well-appointed bathrooms, this home is ideal for families or downsizers seeking both space and flexibility. Upon entering, you are greeted by a stunning sitting room featuring a vaulted ceiling, which creates an airy and inviting atmosphere. The ground floor boasts a re-fitted kitchen that is both stylish and functional, alongside a convenient wet room, making it suitable for various living arrangements. The flexible layout allows for the option of ground floor bedrooms or additional living space, such as a study, catering to your individual needs. Upstairs, you will find two further bedrooms complemented by a modern re-fitted bathroom, ensuring ample accommodation for family and guests alike. The property also benefits from a garage, providing additional storage or parking space. The rear garden is a true highlight, offering a stunning outdoor space, perfect for enjoying sunny days and entertaining. The location is superb, with easy access to local shops, schools, and amenities, as well as picturesque woodland walks nearby. For those commuting, junction 12 of the M3 is conveniently close at hand.

ACCOMMODATION

Ground Floor

Reception hall:
Storage cupboard.

Sitting Room:
17'5" x 12'8" (5.30m x 3.85m) A stunning room with high vaulted ceiling, double doors to rear garden, stairs to first floor.

Dining Room/Bedroom 4:
10'11" x 8'0" (3.34m x 2.45m)

Kitchen:
14'1" x 8'10" (4.30m x 2.69m) A modern range of refitted shaker style units, electric oven, gas hob with extractor hood over, integrated fridge freezer and dishwasher. Breakfast bar, door to garage.

Lobby:

Bedroom 2:
10'1" x 8'10" (3.07m x 2.70m) Attractive views over the rear garden.

Wet room:
Suite comprising walk in shower area with glazed screen, wash basin, WC.

Landing:

Bedroom 3/Study:
12'7" x 7'0" (3.84m x 2.14m)

Bedroom 1:
18'0" x 8'10" (5.49m x 2.70m) Hatch to loft space.

Bathroom:
Refitted modern suite comprising bath with mixer tap, separate shower unit, wash basin, WC, airing cupboard.

OUTSIDE

Front:
To the front of the property is a double width driveway affording off street parking with adjacent lawn area.

Rear garden:
Approximately 33ft x 30 ft. The garden has been well tended and planted by the current owner to incorporate a patio, feature pond, well stocked borders with an abundance of mature flower and shrubs. Lawn area, awning for sunshade adjoining the rear of the property, greenhouse and garden shed.

Garage:
16'11" x 8'4" (5.15m x 2.55m) Light and power, space and plumbing for appliances, boiler.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1978

Approximate Area:

1141 sq ft / 105.8 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light

Infant/Junior School:

Shakespeare Infant School / Shakespeare Junior School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

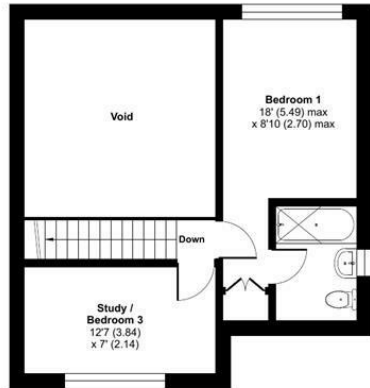
Agents Note:

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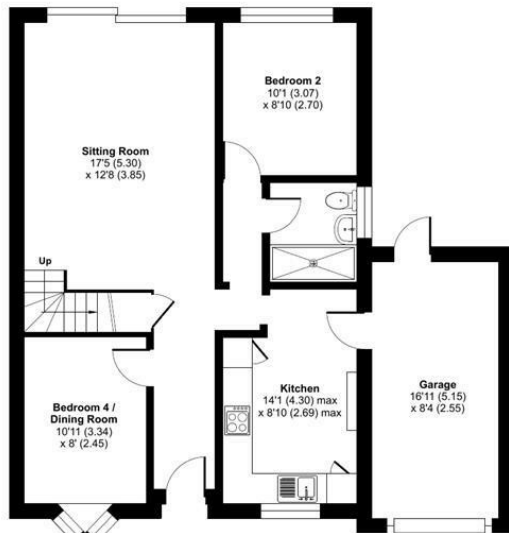


Ground Floor = 694 sq ft / 64.4 sq m(excludes void)
 First Floor = 306 sq ft / 28.4 sq m
 Garage = 141 sq ft / 13 sq m
 Total = 1141 sq ft / 105.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichocom 2026. Produced for Sparks Ellison. REF: 1459469

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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