



**14, Stoneham lane, SO16 2NP**  
**£450,000**

A well-presented four-bedroom semi-detached family home, ideally located within a popular residential area close to local amenities, schools, transport links including the M3 & M27, train station and airport. The property welcomes you with a bright and airy entrance hallway, leading to a generous lounge and a separate dining room—perfect for family living and entertaining. A modern fitted kitchen provides ample storage and workspace, with the added benefit of a versatile third reception room, ideal as a home office, playroom, or additional sitting room.

To the first floor are four well-proportioned bedrooms, all offering comfortable accommodation, served by a contemporary three-piece white shower room. Externally, the property boasts an enclosed rear garden with multiple seating areas, providing an ideal space for outdoor dining and relaxation.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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A well presented 4 bedroom semi detached.

The property is accessed from the road via a dropped kerb onto a bloc paved driveway providing off road parking. A composite door with obscure glazing open to

### **Entrance Hallway 15'9" x 7'11" (4.81 x 2.42)**

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, laminate floor covering, dado rail. Wall mounted 'Drayton' heating control thermostat,

Staircase leading to the first floor landing with cupboard underneath.



### **Lounge 11'11" x 12'1" (3.64 x 3.70)**

Smooth plastered ceiling, ceiling light point, picture rail, walk in upvc double glazed bay window, provision of power points. television, telephone and Sky point.

The room centres on a gas coal effect fireplace with an 'Adam' style mantle and stone hearth and backing.



### **Dining Room 10'11" x 11'10" (3.35 x 3.61)**

Textured ceiling, ceiling light point, natural light is provided by a pair of upvc glazed opening doors giving direct access onto the rear garden with adjacent full height windows. Single panel radiator, provision of power points, laminate floor covering.

The room centres on an electric fireplace.



### **Kitchen 15'3" x 8'10" (4.67 x 2.70)**

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink unit with drainer and a mono bloc mixer tap, four burner 'Bosch' electric hob, with stainless steel chimney style extractor hood over. Undercounter 'Bosch' electric fan assisted oven, space for three undercounter appliances and space for a tall fridge / freezer. Behind a wall mounted cupboard conceals a 'Worcester Bosch' boiler fitted November 2025.

Smooth plastered ceiling, two ceiling light points, coving, upvc double glazed window to the rear and side aspects, ceramic glazed tiled flooring, single panel radiator.

From here a upvc door with obscure glazing leads to a third reception area.



### **3rd Reception 13'10" x 6'8" (4.24 x 2.04)**

Accessed via the kitchen, a versatile space with a smooth plastered ceiling, two wall light points, a pair of upvc double glazed patio doors give direct access onto the rear garden, an upvc door with obscure glazing gives access to the front with adjacent double glazed window. Laminate floor covering.



### First Floor

The landing is accessed by a turning staircase from the entrance hallway with textured ceiling, ceiling light point, access to the roof void, single panel radiator.

All doors are of a four panel design.

### Bedroom 1 14'9" into bay x 12'0" (4.52 into bay x 3.66)

Textured ceiling, coving, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.



### Bedroom 2 10'11" x 12'0" (3.34 x 3.68)

Smooth plastered ceiling, ceiling light point, picture rail, upvc double glazed window to the rear aspect, provision of power points, single panel radiator.



### Bedroom 3 8'0" x 9'0" (2.44 x 2.76)

Textured ceiling, ceiling light point, picture rail, upvc double glazed window to the rear aspect, double panel radiator, provision of power points. A cupboard opens housing an insulated hot water cylinder with slatted linen shelving over.



### Bedroom 4 8'11" x 7'11" (2.74 x 2.42)

Textured ceiling, ceiling light point, picture rail, upvc double glazed window to the front aspect, double panel radiator, provision of power points.



### Family Shower Room 6'10" x 5'10" (2.10 x 1.78)

Fitted with a three piece white suite comprising pedestal wash hand basin, close coupled wc with dual push flush, double

shower enclosure with glass and chrome sliding doors, 'Myra Go' electric shower within. Full height tiled walls in a ceramic glazed tiled.

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the side aspect, chrome heated towel rail, laminate floor covering.



### Front Garden

The front garden is enclosed by low level brick walling and is laid to lawn.

### Rear Garden

Stepping to the rear garden, with a couple of steps down onto a large patio area, providing a very pleasant seating area. Principally the garden is laid to lawn with shrub beds. The garden is enclosed by brick wall and timber panel fencing.

To the rear of the garden is an area laid to decking, with a useful shed located here.



### Council Tax Band D



Ground Floor



First Floor

