











Sherborne Court, SO50 4PB

Stanford
Est 2005

£825,000

Sherborne Court, Eastleigh, SO50

Approximate Area = 2148 sq ft / 199.5 sq m
Garage = 275 sq ft / 25.5 sq m
Total = 2423 sq ft / 225.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stanford Estate Agents Limited. REF: 1482480

Stanford Estate Agents welcome you to Sherborne Court, a truly exquisite, one of a kind family home in one of Eastleigh most sought after locations. Boasting a variety of enhancements and upgrades from the current owners this delightful home offers a "turn key" moving in experience and is ready to be enjoyed.

Accommodation is over two floors and spans close to 2500 sq ft. The ground floor gives space to a substantial and versatile family room, separate dining room and beautiful, living room with vaulted ceiling and bi-fold doors opening to the garden. An impressive 17ft kitchen/diner gives ample space for the family with a fully fitted, bespoke kitchen with recessed island unit, a range of wall and base units, fitted double oven, dishwasher and wine cooler. The kitchen leads to a separate utility room which gives space for washing machine, tumble dryer and has another sink, a large pantry is also within the kitchen giving ample storage space and leads to the integral double garage. The first floor has been vastly extended to now give space to five double bedrooms with bedroom one and two benefitting further from modern ensuite facilities. The remaining bedrooms are serviced via the four piece bathroom suite. Fitted storage is available within the hall and loft access leads to a partially boarded loft.

Externally this property Is located in a requested location set within a small cul de sac of the ever-popular Bosville location of Boyatt Wood. Set back from the road and offering a fantastic degree of kerb appeal this beautiful property has ample off-road parking on a brick paved driveway and gives further potential for more should it be required. An integral garage can be accessed via electric roller door and offers more secure parking. The garage further benefits from power and light. Rear access can be reached via secure side gate to the side.

The rear garden is a sun trap that benefits from ample natural light due to its southerly facing aspect. The current owners have built the garden around this to maximise entertaining space, alfresco dining spots and the perfect place to catch some sun! There is a space for everyone! The garden has a mixture of lawn, decking, shingle and patio as well as being fully secure via panel enclosed fencing and a degree of privacy rarely found locally. This garden truly needs seeing to be fully appreciated!

Notable upgrades:
- Roof replaced 2024 to a significantly increase insulation, replace batten and felt.
- First floor extension completed 2021 adding new master suite and guest suite both with ensuite facilities
- Ground floor extension completed 2023

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: E - £2866.21 - 26/27
EPC Rating: C
Local Primary School: Shakespeare Infant & Junior School
Local Secondary School: Crestwood
Windows: Double Glazed
Heating: Gas
Parking: Private Driveway & Double Garage
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: Seller Suited With Complete Chain
Viewing: By Appointment Only

Location:
Boyatt Wood is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. It's located a moments' walk from the town centre of Eastleigh, however, has its own array of amenities such as post office, shops and doctors. Local schools come highly regarded and are well sought out by residents. Large playing fields and local woodlands are all moments away offering semi rural walks to as far as Winchester.

Offer Check Procedure:
Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your co-operation.

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