



Winchester Street, Botley, Southampton, Hampshire, SO30 2AA





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A fine period home of over 4000 sq ft plus outbuildings, set in approximately 1.35 acres and within a stone's throw of the pretty Botley village square.



- Substantial 4/5 bedroom period home • Close proximity to Botley Square • In excess of 4,000 sq ft of accommodation
- Approximately 1.35 acre plot • Five separate reception rooms • Four bedrooms and three bathrooms
- Separate cottage/studio • Beautiful, private garden • Electric gates and ample parking

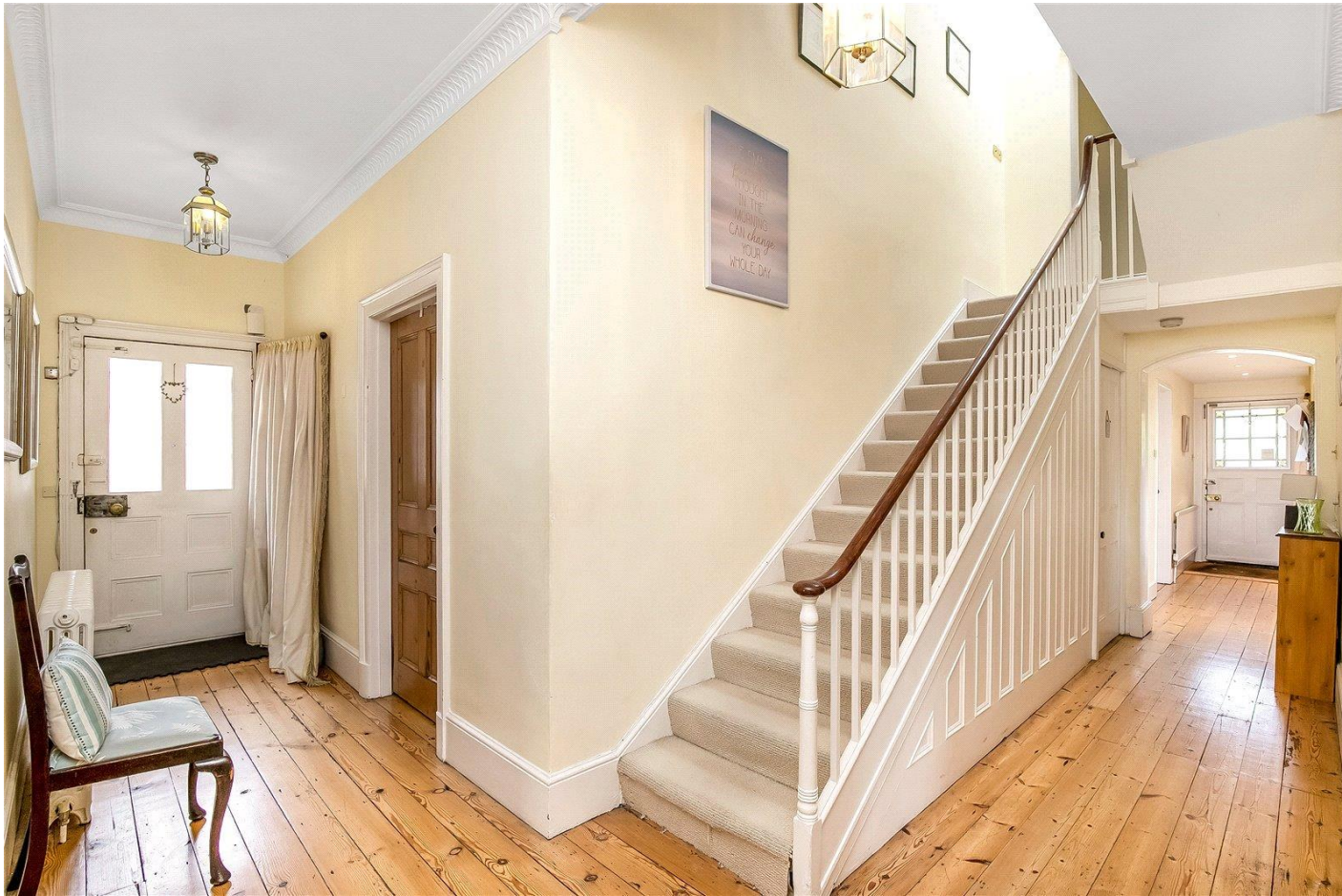
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ACCOMMODATION

A fine period home of over 4000 sq ft plus outbuildings set in approximately 1.35 acres and within a stone's throw of the pretty Botley village square. This stunning house comes with a hard tennis court, a detached studio/cottage, a garage and has a number of well-proportioned multi-functional rooms, whilst retaining many character features. On the ground floor there are five separate reception rooms - a garden family room, study/bedroom five, dining room, drawing room, and sitting room. There is also a large kitchen/breakfast room with adjacent utility room, a conservatory and guest cloakroom. Stairs lead down to a cellar. To the first floor there are four bedrooms. The generous triple aspect principal bedroom has stunning views over the garden and a large en-suite bathroom. There is also a guest bedroom with an en-suite bathroom, two further bedrooms, a family bathroom and a separate WC. The house is approached via electric gates into a large gravel parking area. The garden lies to the side and rear of the house, secluded by a Georgian brick wall and within approximately 100 yards of the River Hamble. The garden is predominately laid to lawn with well-established shrubs, an array of climbing roses, fruit trees and a rose garden. To the rear of the house lies a large brick terrace, providing a wonderful area for outside entertaining and a hard tennis court. There is also an ornamental pond, with a garage, a workshop and wood store and a cottage/studio, ideal for guest accommodation or for use as a gym/games room. This is fitted with original shutters and has a shower room.



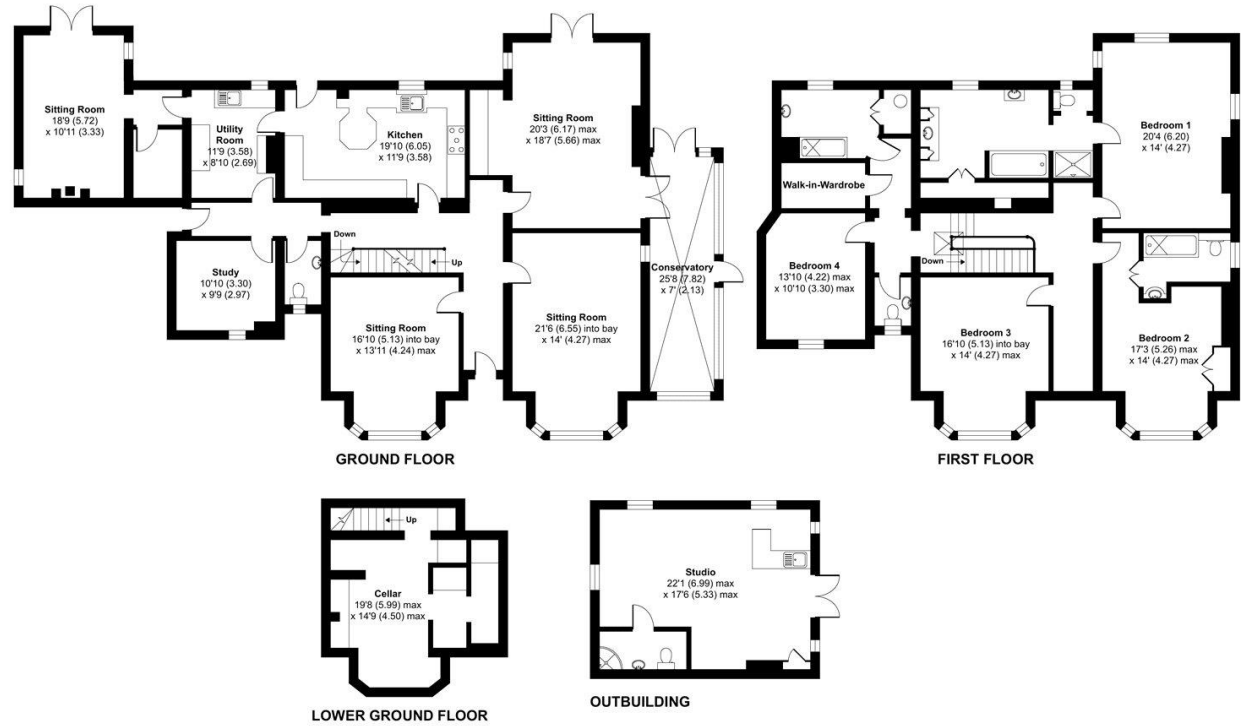
SITUATION

The property is located within the charming village of Botley which offers a wide range of public houses, restaurants and individual shops that offer a unique shopping experience. There are many places of interest and walks providing beautiful views and excellent outings within the nearby South Downs and New Forest National Park. Botley is easily accessible from the M3 and M27 and is approximately 2 miles from the mainline train station with direct connections to London Waterloo, Winchester, Portsmouth, Eastleigh, Reading and Brighton. There are excellent shopping facilities available at Hedge End (2.4 miles), whilst the attractions and city connections of Southampton are around 8 miles away. The sought-after city of Winchester is also only an approximate 25-minute drive away, offering many famous attractions and amenities.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 4129 sq ft / 383.5 sq m
 Outbuilding = 402 sq ft / 37.3 sq m
 Total = 4531 sq ft / 420.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Charters Estate Agents Limited. REF: 864381





LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: G

ASKING PRICE

£1,650,000

TENURE

Freehold