











## 21 Crows Nest Lane, Botley, Southampton, Hampshire, SO32 2DD

*Offering luxurious and sophisticated living space, this very substantial five-bedroom detached home has nearly 4000 sq ft of accommodation and features a particularly generous 'wow factor' contemporary kitchen/family room.*



- Highly impressive five-bedroom home
- Approx. 4000 sq ft of accommodation
- Luxurious and sophisticated living space
  - Three reception rooms
- Three beautiful contemporary bathrooms
- Grand entrance hall with marble flooring
  - Double garage and driveway
  - Landscaped rear garden
  - Quiet lane location



## ACCOMMODATION

This grand house is set on a quiet lane just outside the pretty village of Botley. The impressive entrance hall has marble flooring and an oak staircase, with all ground floor rooms leading off. There are three separate reception rooms, a drawing room/games room, formal dining room, and a good sized office. The wonderful kitchen/family room features bi-fold doors to the rear, an island unit, fireplace, and areas for dining and lounging. The first floor is equally spacious, with a fabulous principal bedroom suite including a walk in wardrobe and contemporary en suite. Bedroom two is similarly en suite, while a lavish four piece family bathroom serves the remaining bedrooms. Outside, electric wooden gates open to an extensive driveway. The front garden is edged by mature hedging offering good privacy. At the rear you'll find a double detached garage along with further off-road parking for several vehicles. The rear garden is neatly landscaped with lawn, shrubs, and two patio seating areas both with pergolas over. The property is nicely located close to local countryside, yet just a few minutes drive from Botley village, the larger town of Hedge End, and the M27.





## SITUATION

Botley is a quaint and picturesque market town on the upper banks of the River Hamble. It is steeped in history and surrounded by the beautiful Hamble Valley countryside. This charming town offers a wide range of shops, public houses, restaurants and places of interest. Located in Southern Hampshire, Botley is easily accessible from the M27 and its train station has direct connections to London Waterloo, Winchester, Portsmouth, Eastleigh, Reading and Brighton.

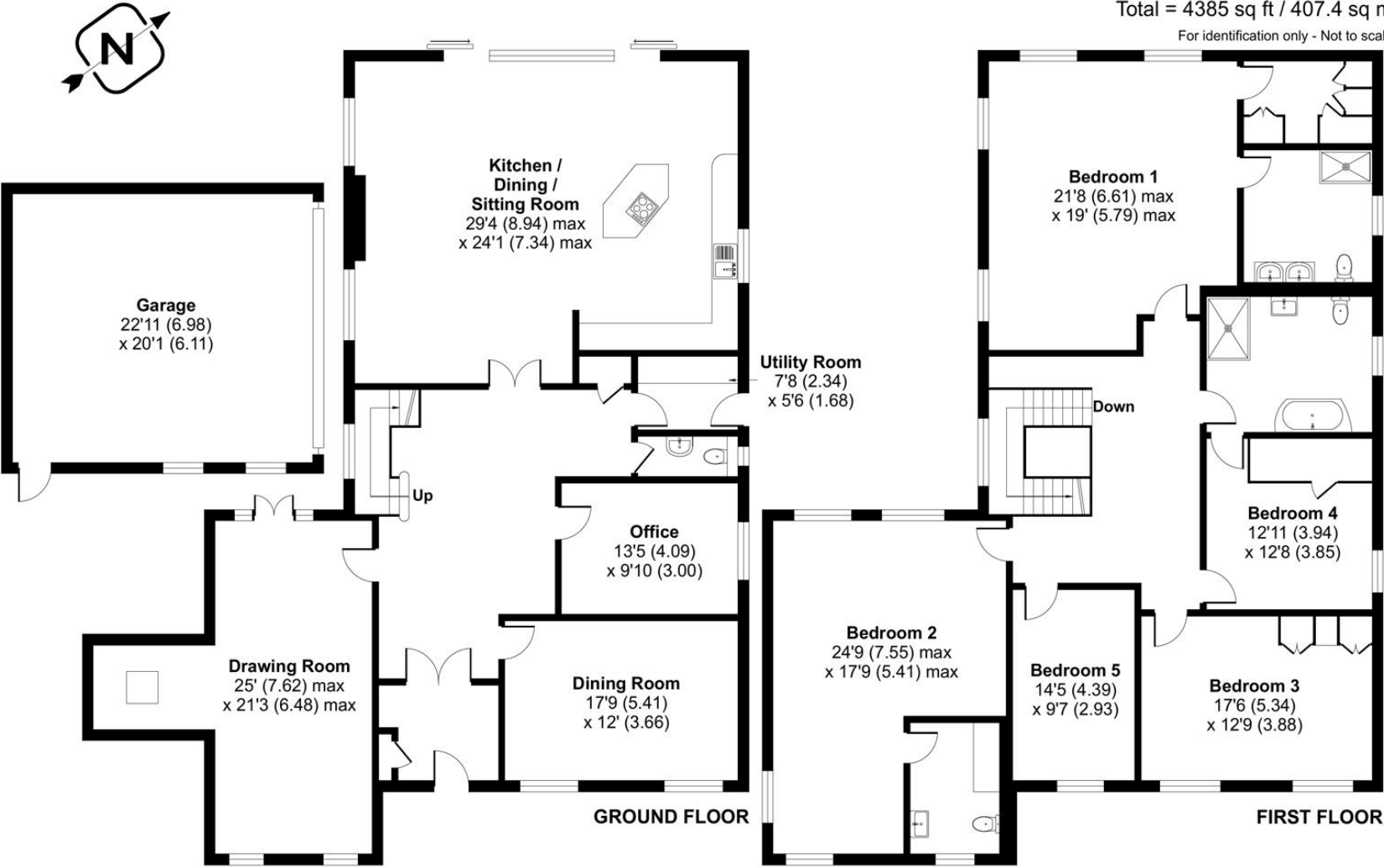






Approximate Area = 3921 sq ft / 364.3 sq m  
 Garage = 464 sq ft / 43.1 sq m  
 Total = 4385 sq ft / 407.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.





**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band G

**ASKING PRICE £1,250,000**

**TENURE**

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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