



Durley Brook Road, Durley, Southampton, Hampshire, SO32 2AR

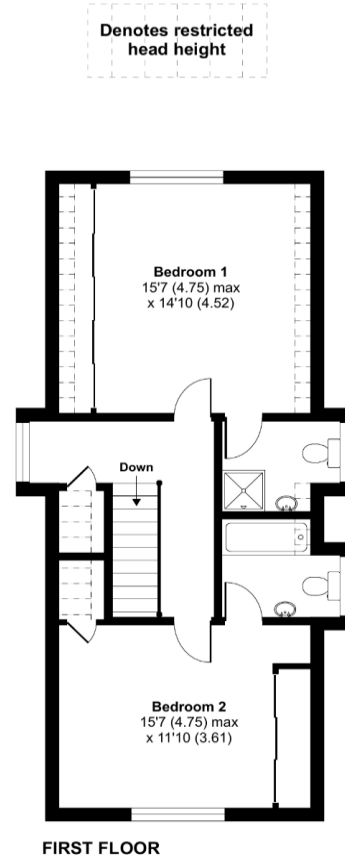
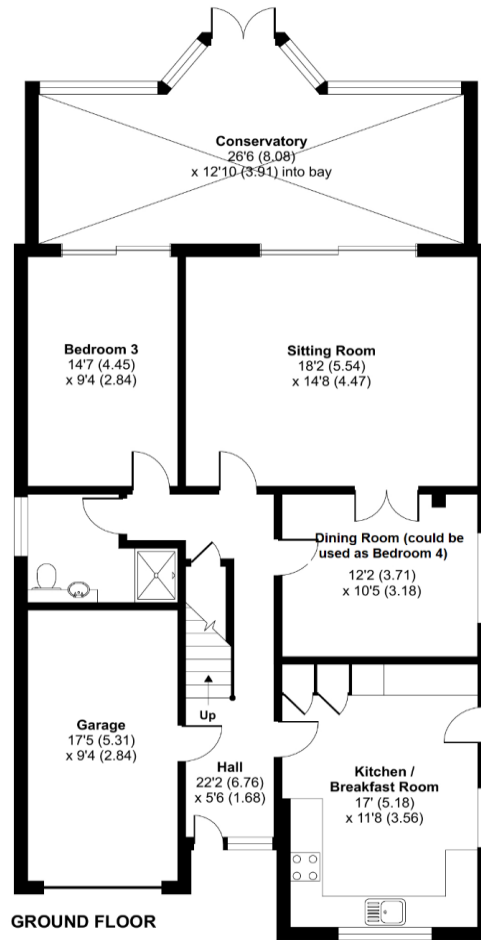


ACCOMMODATION

A stunning and versatile three/four bedroom detached home set on circa 0.2 acres enjoying south-easterly aspect gardens with lovely countryside views and a superb 26 ft pitched roof conservatory to the rear. The home offers over 2000 sq ft of well-proportioned accommodation, including the garage. Upon entering, you are greeted by an impressive and large entrance hallway with stairs to the first floor and useful understairs storage cupboard. The 18'2 ft x 14'8 ft sitting room is a wonderful light and airy space with a feature fireplace and patio doors to the conservatory. Currently the home is set up with double doors to the dining room, this however could be used as an additional bedroom for those looking for a fourth bedroom. The third bedroom is located on the ground floor and is an excellent size and adjoins the shower room. To the front is a spacious kitchen/breakfast room complete with a range of integrated appliances and plenty of space for a free-standing island. The first floor boasts two impressive double bedrooms, both with en-suite facilities. To the front, there is ample parking for multiple vehicles and the garage is a generous 17'5 ft with electric roller doors. The rear gardens are delightful with an extensive sun deck adjoining the conservatory, predominately laid to lawn and enjoying a relaxed countryside aspect.



Approximate Area = 2044 sq ft / 190 sq m (includes garage)
 Limited Use Area(s) = 53 sq ft / 5 sq m
 Total = 2097 sq ft / 194.8 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 936607



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

The quiet unspoilt Parish of Durley is surrounded by countryside and only a short drive from Winchester. The beautiful village has a highly regarded gastro pub called The Robin Hood and a much sought-after primary school. Nearby are the pretty towns of Botley and Bishop's Waltham, which have small local supermarkets, public houses and restaurants. Other nearby leisure activities include sailing on The Solent, golf at numerous local courses, fishing on the Rivers Itchen, Test and Meon and the home of Hampshire cricket nearby at The Ageas Bowl. Communications are excellent with the M27 and the M3 within easy reach.



SPECIFICATION

- Impressive three/four-bedroom home
- Circa 2000sq ft of versatile accommodation
- South easterly aspect gardens
- 26'6 ft pitched roof conservatory
- 18'2 sitting room
- Two bedrooms with en-suite facilities to the first floor
- Ground floor shower room
- 17' ft fitted kitchen/breakfast room
- Substantial plot with countryside views
- Garage and ample off-road parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: E

ASKING PRICE

£700,000

TENURE

Freehold