



Wangfield Lane, Curdrige, Southampton, Hampshire, SO32 2DA

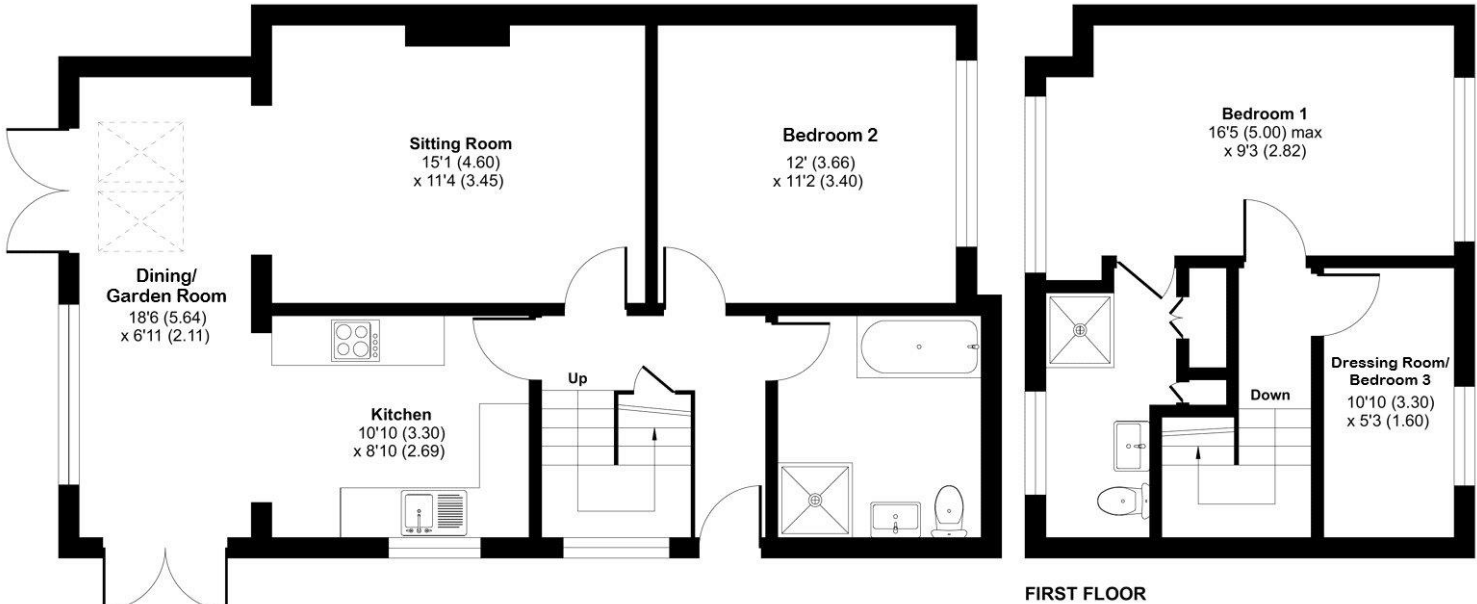


ACCOMMODATION

Situated in the ever-popular village of Curdrige, this beautifully presented and extended three-bedroom, semi-detached chalet-style home offers generous accommodation with the potential to extend both up and out to the side to make a generous family home, subject to all relevant planning permissions. The property is approached via a five-bar gate and driveway with ample parking for several vehicles. The entrance hallway to the house, with a turning staircase to the first floor, leads to all downstairs rooms. The warm and inviting sitting room with, a feature exposed brick fireplace and wood burner, flows effortlessly through to the dining/garden room to the rear of the home with skylights and French doors opening out to the garden, which allow lots of natural light to flood in. A further set of French doors lead to the side with an open aspect through to the cottage-style kitchen with a range of fitted cupboards and drawers. To the front of the property, you will find bedroom two which is a generous double and the family bathroom with a contemporary white suite and separate shower. Upstairs are the principal bedroom with an en-suite shower room and bedroom three which is currently used as a dressing room. The gardens are an absolute delight with decking to the rear and a large shed, lawns to the side and front with a tree-lined aspect. The home is perfect for those looking to downsize and enjoy a little bit of a village life or for a growing family who are looking to put their own stamp on a home and enjoy the benefits of the wonderful village of Curdrige.

Approximate Area = 1052 sq ft / 97.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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: 962492



SITUATION

The property is situated within the village of Curdridge which is within easy reach of the historic cathedral city of Winchester. The pretty towns of Bishops Waltham and Botley are just a few minutes' drive away, with Botley Station providing good rail links to London. Both towns offer an excellent range of amenities with convenience stores, independent boutiques and eateries. Aside from the rail links at Botley station the property is also well positioned for access to the A32, M27 and M3 road networks, providing swift access to the cities of Southampton and Portsmouth. There are a number of footpaths locally providing walks through the lovely surrounding countryside.



SPECIFICATION

- Countryside village location
- Potential to extend (STPP)
- Extended garden/dining room
- Sitting room with wood burner
- Cottage-style kitchen
- Ground-floor bedroom
- En-suite and family bathroom
- Countryside aspect
- Driveway and off-road parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

GUIDE PRICE

Asking Price £450,000

TENURE

Freehold