







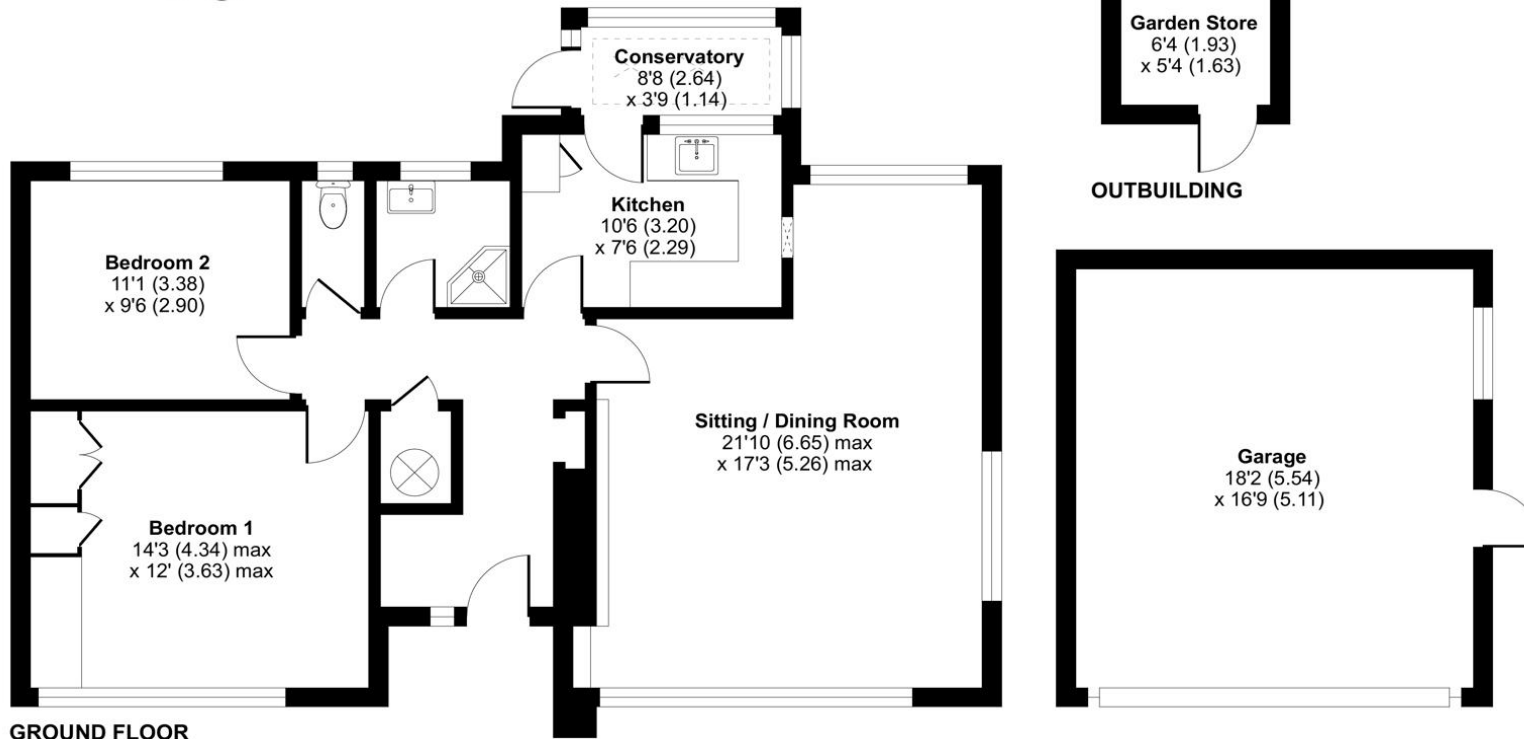
## ACCOMMODATION

A rarely available detached bungalow with great scope for improvement and extension subject to any required planning consent. The property sits in a pleasant semi-rural location enjoying an impressive frontage and a long driveway leading to a double garage. The accommodation features a large living/dining room, a kitchen, bathroom, small conservatory, and two bedrooms. Outside, there is a small garden area to the rear, with the majority of the plot in front of the building which is mainly lawn and is stocked with mature shrubs and hedging. The property represents an excellent opportunity to simply refurbish and make into a comfortable home, or to extend and transform into a much larger three- or four-bedroom family house.





Approximate Area = 917 sq ft / 85.1 sq m  
 Garage = 306 sq ft / 28.4 sq m  
 Outbuilding = 34 sq ft / 3.1 sq m  
 Total = 1257 sq ft / 116.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1102745



## SITUATION

The property is situated within the rural village of Curdridge, which sits between the villages of Botley, Bishops Waltham and Wickham. Only a short drive from the vibrant city of Southampton and 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 train 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 A34, M27 and M3 road networks, providing swift access to London and the south coast. Curdridge provides a network of local footpaths and bridleways for walking and riding in the lovely surrounding countryside. The surrounding areas of Winchester have a wide selection of well-respected private schools.





#### **SPECIFICATION**

- Detached bungalow
- In need of refurbishment
- Semi-rural location
- Large frontage and driveway
- Double garage
- Large living/dining room
- Two bedrooms
- Extension potential subject to planning

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

#### **GUIDE PRICE**

Asking Price £475,000

#### **TENURE**

Freehold