



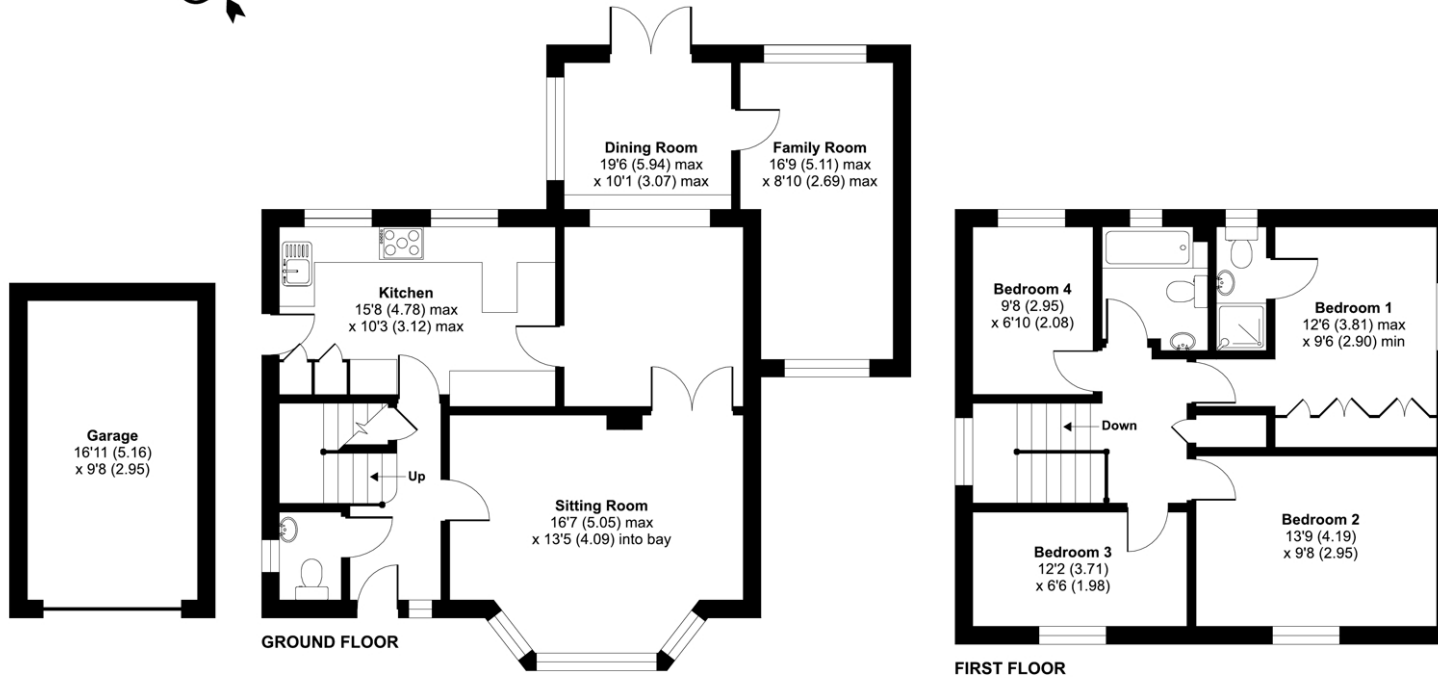
Shirrell Heath, Southampton, Hampshire, SO32 2NR



ACCOMMODATION

A wonderful four-bedroom home located in a serene cul-de-sac in the peaceful village of Shirrell Heath. With its extended layout to the rear and side, this property offers an abundance of space and versatility for modern living. Upon entering, you are greeted by a large and inviting sitting room, which seamlessly connects to the rest of the downstairs accommodation. The extended layout provides ample space and includes a dining room with double doors to the garden and a flexible family/ study room. The well-appointed kitchen is situated to the rear of the house, offering picturesque views of the glorious garden that backs onto paddocks, providing a tranquil and private outdoor space. The ground floor is completed by a modern cloakroom. Four bedrooms are located on the first floor with the master bedroom boasting an en-suite and handy built in wardrobes. The three further bedrooms are serviced by the family bathroom. The property benefits from a large driveway, offering off street parking and a car port with access to the large garage.

Approximate Area = 1419 sq ft / 131.8 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 1583 sq ft / 147 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	84
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: 1013640



SITUATION

Shirrell Heath is a quiet but popular village with a close-knit community and a plethora of lovely country walks and cycling routes, all nearby. The attractive thriving Hampshire market towns of Wickham, Bishops Waltham and Botley are all within easy reach and offer an excellent range of local shops, eateries and facilities, as well as the main line train station at Botley with direct trains to London and Portsmouth.



SPECIFICATION

- Four-bedroom detached home
- Gardens backing onto paddocks
- En-suite to master bedroom
- Onward chain completed
- Driveway & Garage

LOCAL AUTHORITY

Winchester City Council
Council Tax Band B

GUIDE PRICE

Asking Price £595,000

TENURE

Freehold