



Steeplecourt Barns, Church Lane, Botley, Southampton, Hampshire, SO30 2EQ



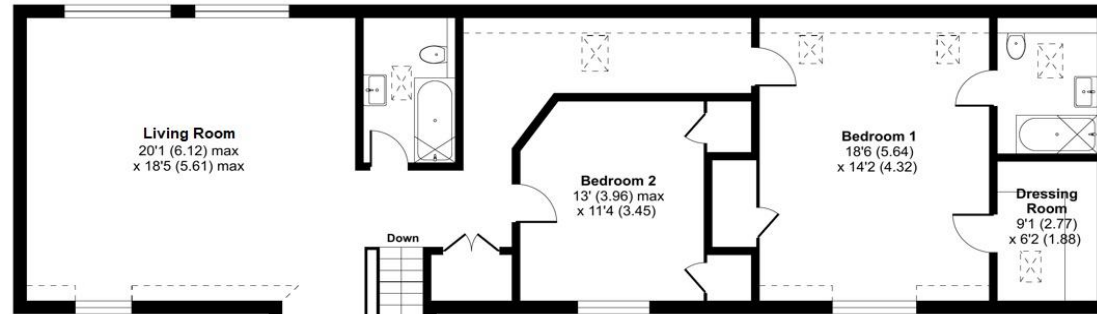
ACCOMMODATION

This stunning two-bedroom barn conversion delivers a perfect blend of modern comfort and rustic charm. The ground floor welcomes you with an inviting open-plan living space, featuring a well-appointed modern kitchen, and a spacious dining and living area. The seamless flow of this area offers a great space for entertaining friends and family. Ascending to the first floor, you will discover a generous living room that provides ample space for relaxation and offers gorgeous views over the local countryside. Both bedrooms on the first floor boast an impressive size, offering plenty of room for furniture arrangements. Each bedroom is accompanied by its own luxurious bathroom and the principal bedroom features additional storage with a walk-in wardrobe. Outside, there is a delightful patio and a low-maintenance garden, perfect for enjoying a morning coffee or alfresco dining in the summer months. A double garage provides ample space for secure parking and additional parking space is also available for your convenience. Overall, this barn conversion is a perfect sanctuary that seamlessly combines character and contemporary living.

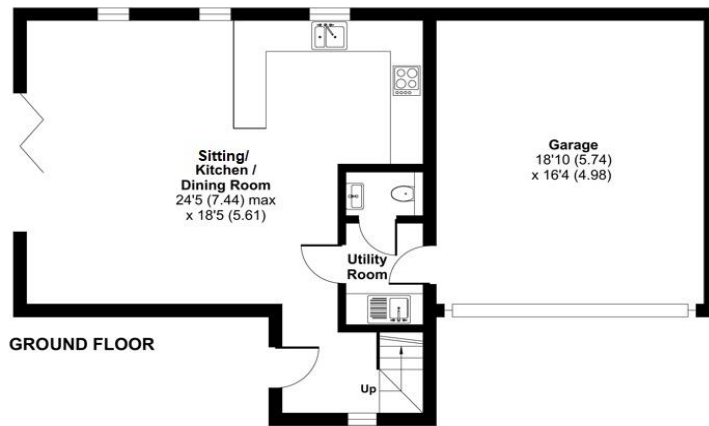


Approximate Area = 1734 sq ft / 161 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Garage = 304 sq ft / 28.2 sq m
Total = 2092 sq ft / 194.2 sq m

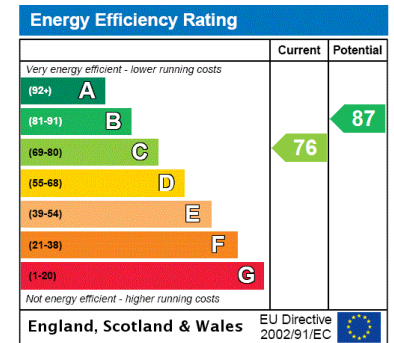
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1037416



SITUATION

This property is in the centre of the historic village of Botley and approximately a 25-minute drive away from the sought-after location of Winchester City. The charming village of Botley has many restaurants, bars and individual shops that offer unique shopping experiences. There are many places of interest and walks, providing beautiful views and excellent outings. The property is within easy reach of the M3 and M27 and is half a mile from a mainline train station to London Waterloo.



SPECIFICATION

- Two-bedroom barn conversion
- Amassing over 1800sq ft
- Double Garage and additional parking
- Open-plan living
- Walk-in wardrobe in principal bedroom
- Main bathroom and ensuite

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: F

GUIDE PRICE

Offers in excess of £750,000

TENURE

Freehold