



Avon Road, Curbridge, Hampshire, SO30 2DR

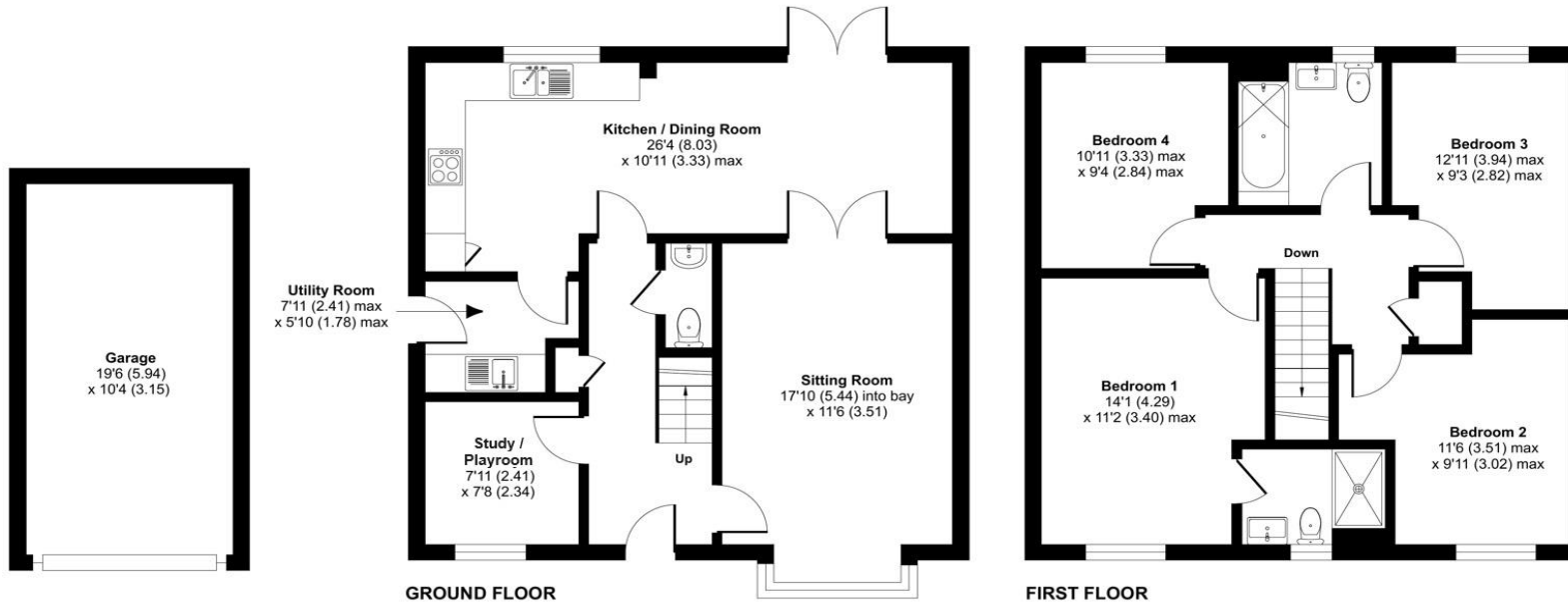


ACCOMMODATION

This stunning Linden Homes build former show-home is set at the edge of the modern development of Whiteley Meadows which is located in the semi-rural settlement of Curbridge, about two miles to the north of Park Gate and a similar distance from Botley. The property offers nicely balanced accommodation with a front bay windowed lounge which has a bright and light feel. The kitchen/dining room is located at the rear of the home, accessed from the hallway and the sitting room, with double doors leading out into the rear garden. There is a separate utility room, with a useful side access door which gives a wonderful balance to the kitchen usage. From the entrance hall, which has a cloakroom and a staircase leading to the first floor you also find access to the front study/play room currently utilised as a home office. Upstairs, the property has four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite shower room. Externally, the property has a rear garden that is mostly laid to lawn with a patio along the rear of the home. A gate providing access to the parking bay and the garage is located at the rear.



Approximate Area = 1347 sq ft / 125.1 sq m
 Garage = 202 sq ft / 18.7 sq m
 Total = 1549 sq ft / 143.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(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	



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: 1115379



SITUATION

Whiteley Meadows is a modern development nestled mid-way between the picturesque market village of Botley and the bustling shopping destination of Whiteley, with the towns of Bishops Waltham and Park Gate offering a wide range of amenities close by. When you want to go further afield, getting out and about by road will be easier thanks to the improved transport links to the nearby market town of Fareham and the M27, which provides easy access to the vibrant coastal city of Portsmouth and further afield to London via the M3. The popular cities of Southampton and Winchester are just 9 miles and 15 miles away respectively. Botley train station is just 1.5 miles from Whiteley Meadows, offering regular services to London Waterloo, Portsmouth and Southampton.



SPECIFICATION

- Modern detached home
- Four bedrooms
- Light and airy lounge
- Kitchen/dining room
- Separate utility room with side access
- En-suite to the principal bedroom
- Garage and driveway parking for two cars

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

GUIDE PRICE

Offers in excess of £489,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: TBC

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.