





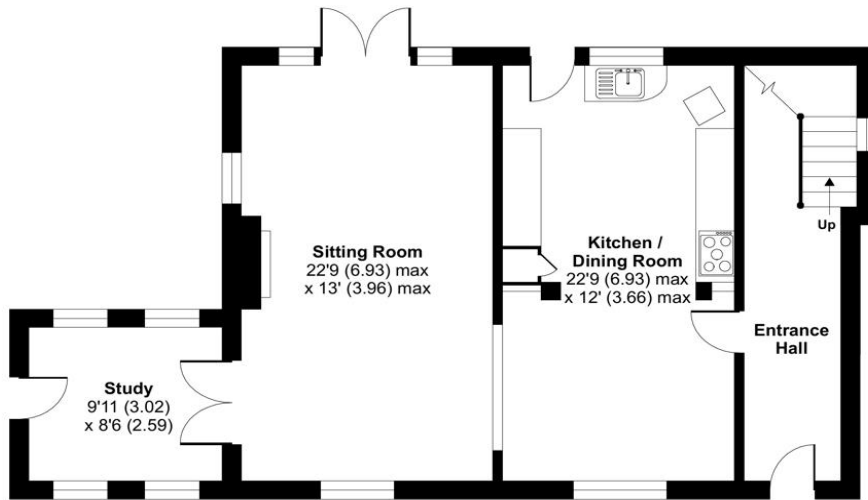
ACCOMMODATION

A pretty character cottage-style home offering four bedrooms and two reception rooms, which is set on the outskirts of Botley. This surprisingly spacious property includes a large, double aspect sitting room with a feature fireplace and French doors to the garden. There is a second reception room which would make an ideal study/family room. There is also a good-sized kitchen/dining room, which in turn provides access to the rear garden and houses the solid fuel boiler. On the first floor, there are three double bedrooms and a fourth single bedroom that are served by the large family bathroom with a separate walk-in shower cubicle and stylish slipper bath. Outside, at the front of the property there is a lawned garden with mature trees and shrubs, together with a driveway providing ample off-road parking. The enclosed rear garden is also mainly laid to lawn, with various trees and bushes providing a high degree of privacy. The home displays huge potential to extend (subject to the relevant planning consents) and a viewing is highly recommended.

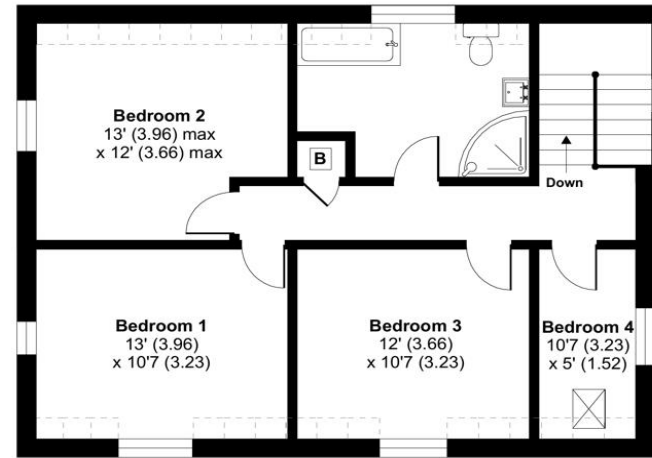


Approximate Area = 1480 sq ft / 137.5 sq m
 Limited Use Area(s) = 52 sq ft / 4.8 sq m
 Total = 1532 sq ft / 142.3 sq m
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E	50	
(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). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1063552



SITUATION

This property is located in the historic village of Botley and is 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. Botley is easily accessible from the M27, and its train station has direct connections to London Waterloo, Winchester, Portsmouth, Eastleigh, Reading and Brighton.



SPECIFICATION

- Character semi-detached cottage
- Popular village location
- Four bedrooms
- Generous family bathroom
- Two reception rooms
- Kitchen/dining room
- Potential to extend (subject to planning)
- Off-road parking

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band - D

ASKING PRICE

£375,000

TENURE

Freehold