

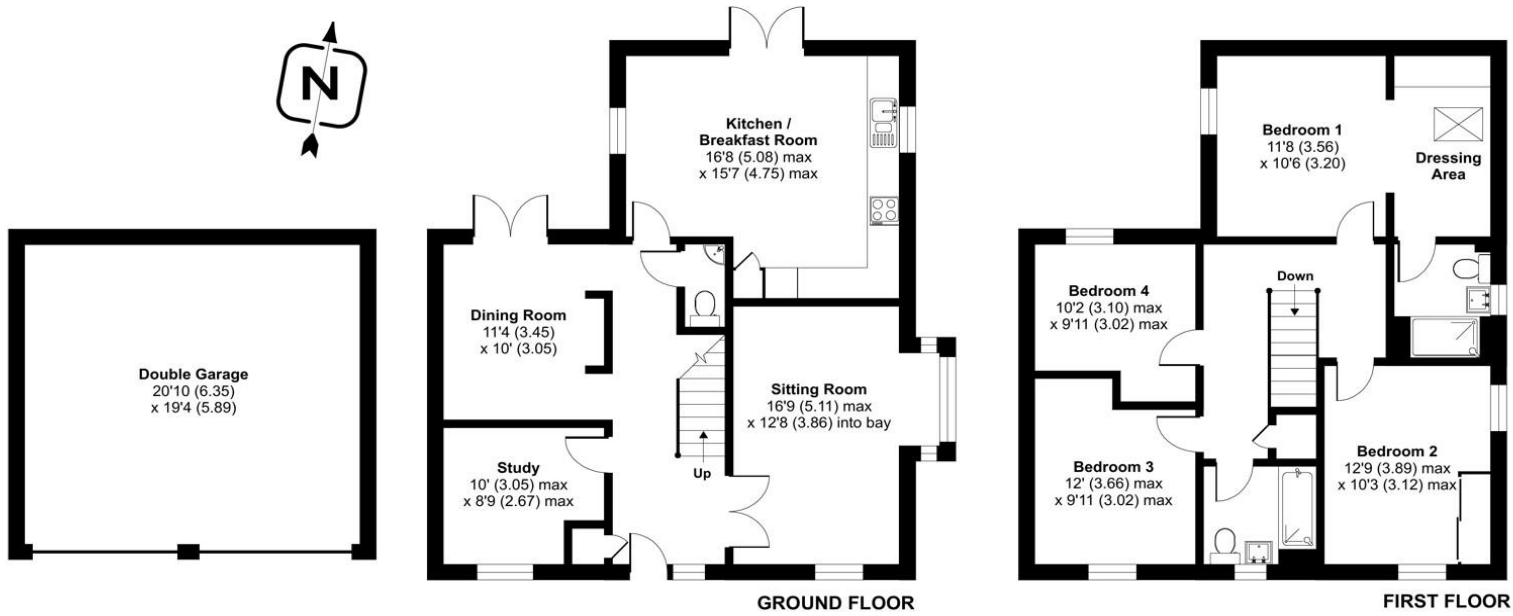




ACCOMMODATION

A recently built and particularly spacious detached family home featuring four double bedrooms, three reception rooms, two bathrooms and a double garage. This beautifully presented property is set in a lovely quiet spot on the popular Boorley Park development, with a pleasant outlook over an eco-area and small woodland to the front. The generous ground floor accommodation includes an impressive kitchen/breakfast room, a large sitting room, study and a separate dining room, that would make an ideal playroom or snug. There is also the added benefit of a downstairs cloakroom. On the first floor, there are the four good sized bedrooms, with the principal bedroom benefitting from a large dressing area and a modern en-suite. A family bathroom serves the remaining bedrooms. Externally, the rear garden is low maintenance and is currently laid to lawn with a patio area from the French doors. At the side of the house a driveway for multiple vehicles leads to the double garage, a rare and fantastic addition to a delightful home.

Approximate Area = 1599 sq ft / 148.5 sq m
 Garage = 402 sq ft / 37.3 sq m
 Total = 2001 sq ft / 185.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	91	92
(81-91)	B		
(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: 1079337



SITUATION

Botley is a quaint and picturesque market town on the upper banks of the river Hamble. It is steeped in history and surrounded by the beautiful Hamble Valley countryside. This charming town offers a wide range of shops, public houses, restaurants and places of interest. Located in Southern Hampshire, Botley is easily accessible from the M27, and its train station has direct connections to London Waterloo, Winchester, Portsmouth, Eastleigh, Reading and Brighton.



SPECIFICATION

- Recently built detached house
- Very generous living space
- Quiet location fronting onto green space
- Four double bedrooms
- Three reception rooms
- Large kitchen/breakfast room
- Double garage and driveway

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: F

GUIDE PRICE

Asking Price £600,000

TENURE

Freehold

Annual Estate Management Charge Approx. £250

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