

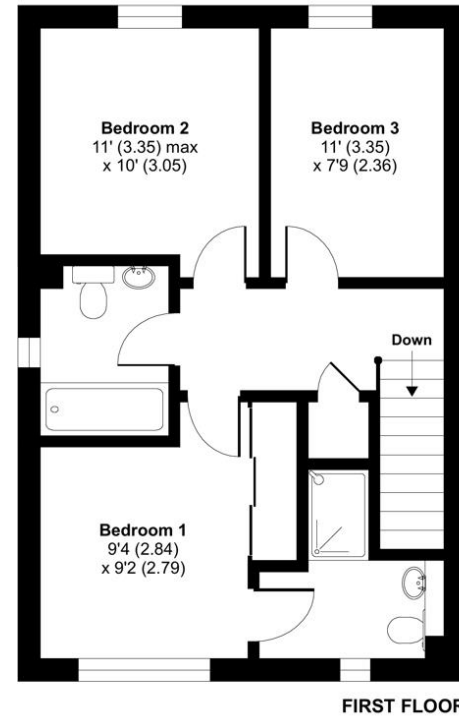
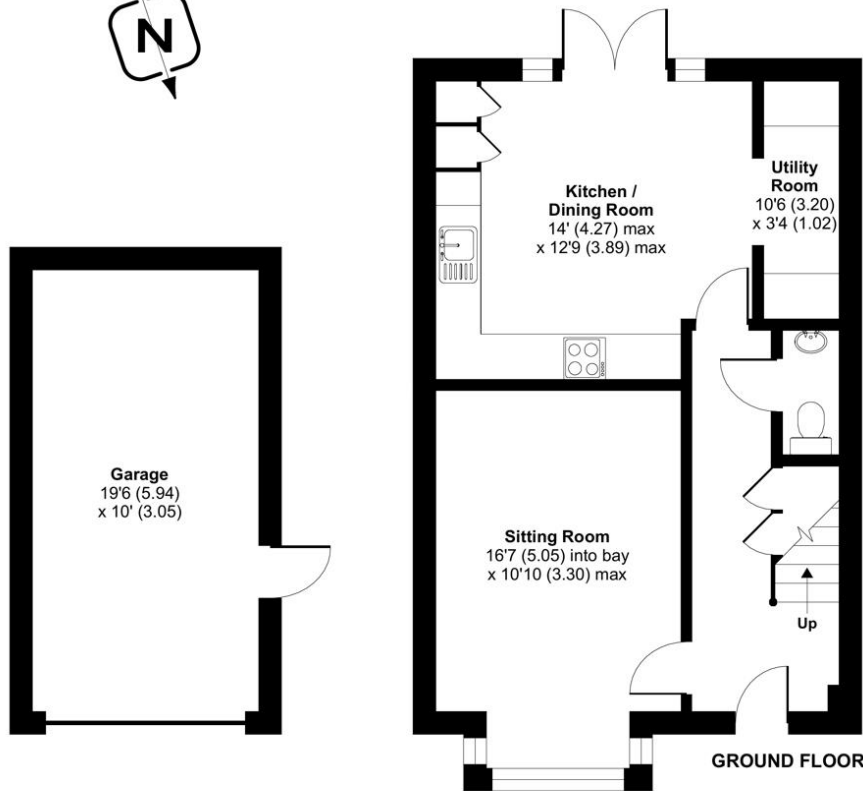




## ACCOMMODATION

This beautifully designed and immaculately presented semi-detached home is particularly spacious. Built by Bloor Homes, the property comes to the market having been constructed within the last few years and is positioned in a secluded part of the estate with woodland walks nearby. Upon entering the home, the welcoming entrance hall leads through to the sitting which features a bay window. To the rear of the home the open plan kitchen/ dining room is equipped with high quality appliances throughout, with ample space for a large dining table. Conveniently located off of the kitchen is the utility area. A guest cloakroom completes the ground floor accommodation. The first floor continues to impress, with three good sized bedrooms, the principal bedroom boasts a built-in wardrobe and further benefits from an en-suite shower room. The remaining bedrooms are served by the modern three-piece family bathroom. Externally, there is a fantastic low maintenance rear garden, laid to artificial lawn with patio area, ideal for al fresco dining and entertaining in the summer months. To the side of the property there is driveway parking for multiple vehicles and a detached garage.

Approximate Area = 1008 sq ft / 93.6 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 1203 sq ft / 111.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>87</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1091884



## SITUATION

The property is located within the charming village of Botley which offers a wide range of public houses, restaurants, a post office and individual shops that offer a unique shopping experience. There are many places of interest and walks providing beautiful views and excellent outings within the nearby South Downs and New Forest National Park. Botley is easily accessible from the M3 and M27 and is approximately 2 miles from the mainline train station with direct connections to London Waterloo, Winchester, Portsmouth, Eastleigh, Reading and Brighton. There are excellent shopping facilities available at Hedge End (approximately 1 mile away), whilst the attractions and city connections of Southampton are around 8 miles away. The sought-after city of Winchester is also only an approximate 25-minute drive away, offering many famous attractions and amenities.



#### **SPECIFICATION**

- Modern three-bedroom semi-detached home
- Quiet Location
- Spacious open dining room/fully fitted kitchen
- Convenient Utility area
- En-suite to principal bedroom
- Attractive rear garden
- Driveway parking for multiple vehicles and Garage

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band D

#### **GUIDE PRICE**

Asking Price £400,000

#### **TENURE**

Freehold

Annual Estate Management Charge £300

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