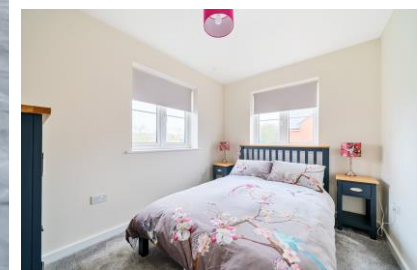




Kingsman Drive, Botley, Southampton, Hampshire, SO32 2SB

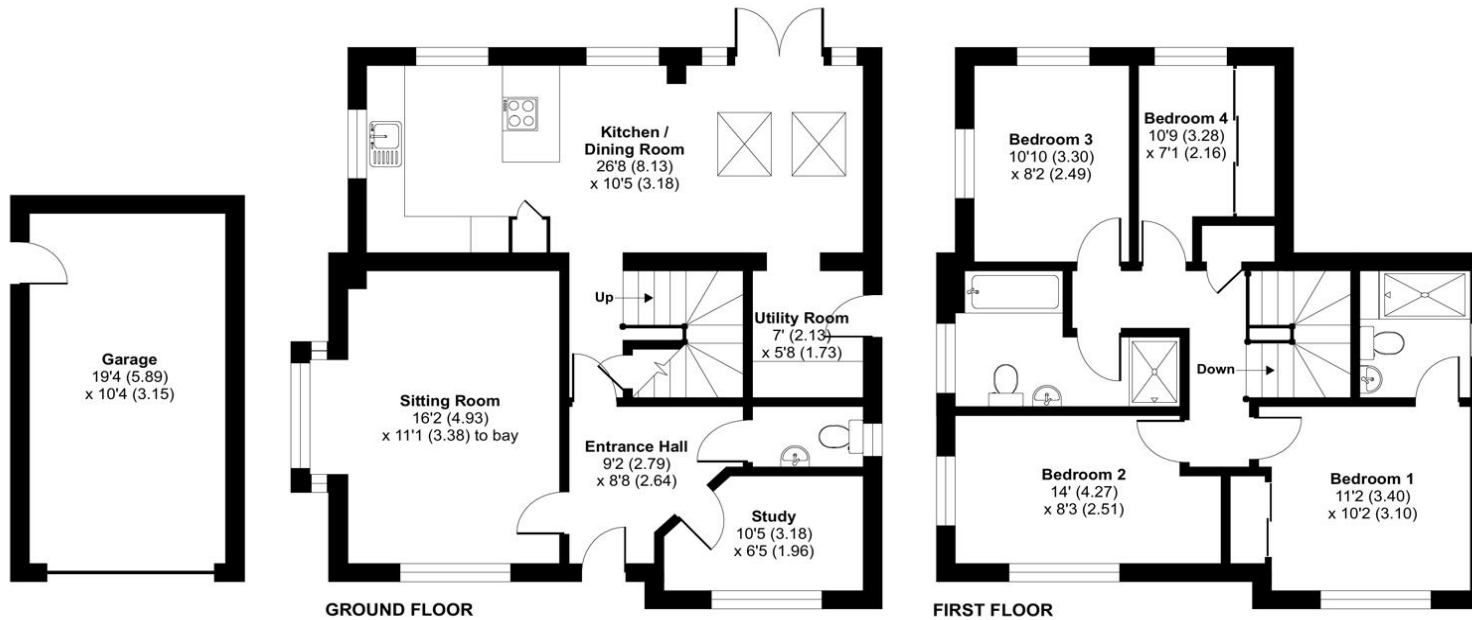


ACCOMMODATION

A recently built and particularly spacious detached family home featuring four bedrooms, three reception rooms, two bathrooms, a garage and driveway. This beautifully presented property is set on the popular Boorley Park development in an enviable position. The generous ground floor accommodation includes an impressive kitchen/breakfast room with a part vaulted ceiling that spans across the rear of the home. The ground floor also features a spacious sitting room and a study. There is also the added benefit of a utility room together with a downstairs cloakroom. On the first floor, there are four well-proportioned bedrooms, with the master bedroom benefitting from an en-suite shower room and fitted wardrobes. A modern family bathroom serves the remaining bedrooms. At the side of the house there is a driveway for two vehicles, which in turn provides access to the garage. To the rear, the enclosed garden is mainly laid to lawn with a neat paved patio area creating the perfect space for al fresco dining/entertaining in the summer months.



Approximate Area = 1398 sq ft / 129.9 sq m
 Garage = 200 sq ft / 18.6 sq m
 Total = 1598 sq ft / 148.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	86	
(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: 1109914



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

- Fantastic Four Bedroom Detached Home
- Open plan family living space
- Popular Location close to Schools
- Two bathrooms
- Professionally landscaped garden
- Garage and driveway

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band F

GUIDE PRICE

Asking Price £575,000

TENURE

Freehold

Annual Estate Management Charge £215

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