



Turnberry Close, Botley, Southampton, Hampshire, SO32 2SG

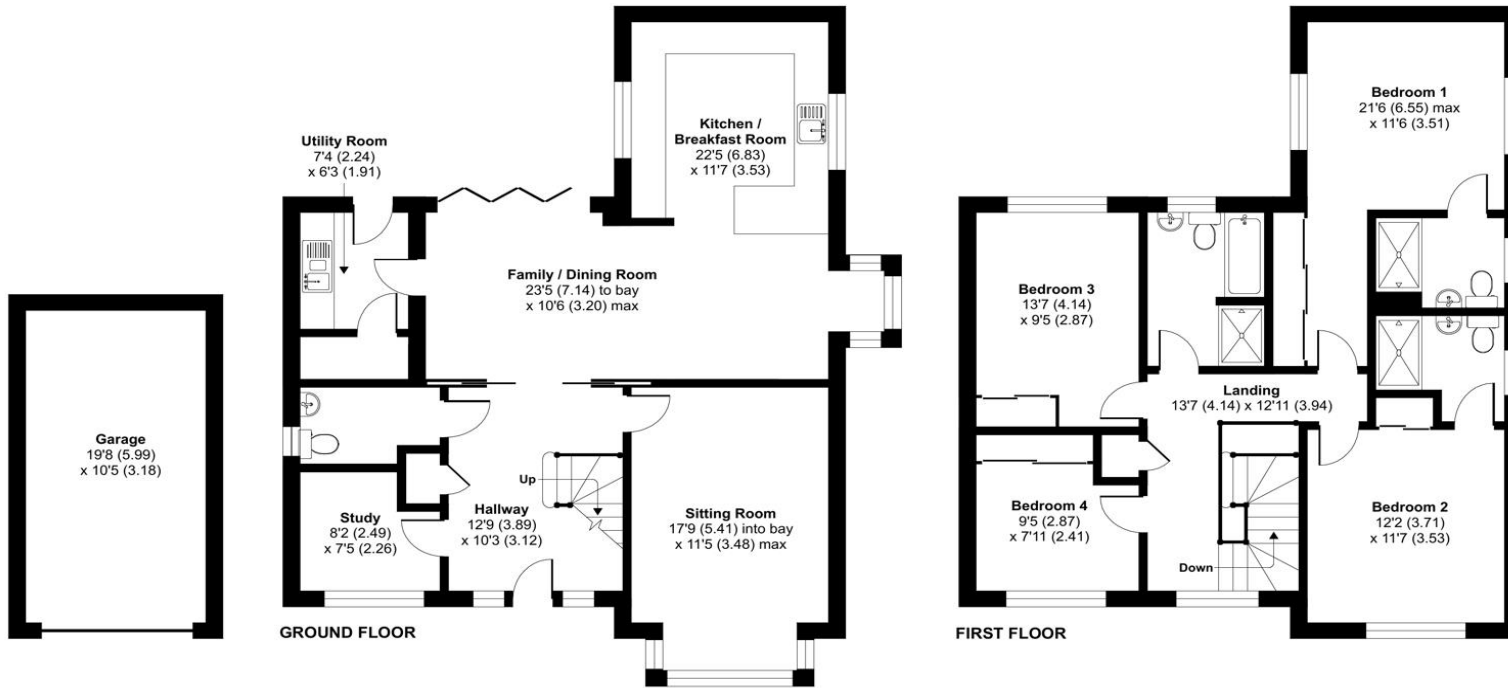


ACCOMMODATION

Set in a wonderful position at the end of a no through drive, this beautifully presented four-bedroom detached home offers impressive living space of over 1800 sq ft. The immaculate interior features a large kitchen/dining/family room as the hub of the home, complimented by a sitting room and separate study. The ground floor also features a spacious entrance hall, a cloakroom, and a utility room. On the first floor are four double size bedrooms, two of which are ensuite, with a further four-piece family bathroom that includes a bath and shower enclosure. Outside, to the front the property overlooks a small copse and offers a good degree of privacy with no passing traffic. A driveway leads to a detached single garage. The part walled rear garden is neatly landscaped with an undulating lawn, patio area and various shrubs. This house is just a few years old and presents like new. The current owners had numerous upgrades installed such as quartz work surfaces, a large induction hob, floor to ceiling tiling in the bathrooms, and fitted wardrobes in all bedrooms.



Approximate Area = 1827 sq ft / 169.7 sq m
 Garage = 207 sq ft / 19.2 sq m
 Total = 2034 sq ft / 189 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	89
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1077054



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

- Beautiful four-bedroom detached home
- Wonderful quiet and private position
- Impressive living space of 1800 sq ft
- Three bathrooms
- Large kitchen/dining/family room
- Separate sitting room and study
- Driveway and detached garage
- Presented in superb condition throughout

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band F

GUIDE PRICE

Guide Price £590,000

TENURE

Freehold

Annual Land Management fee £221.06

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