



Gordon Road, Curdrige, Southampton, Hampshire, SO32 2BE

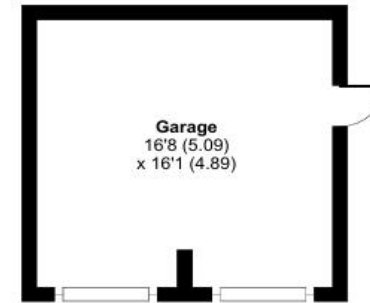
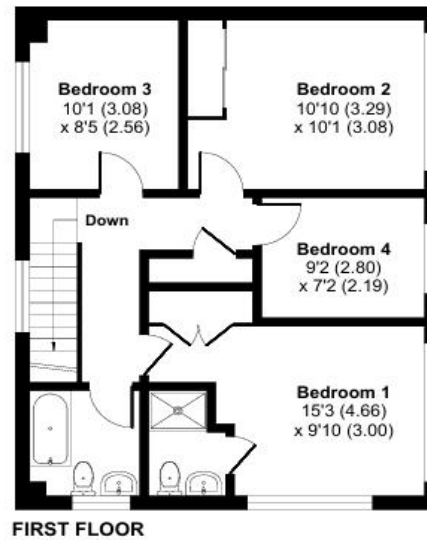
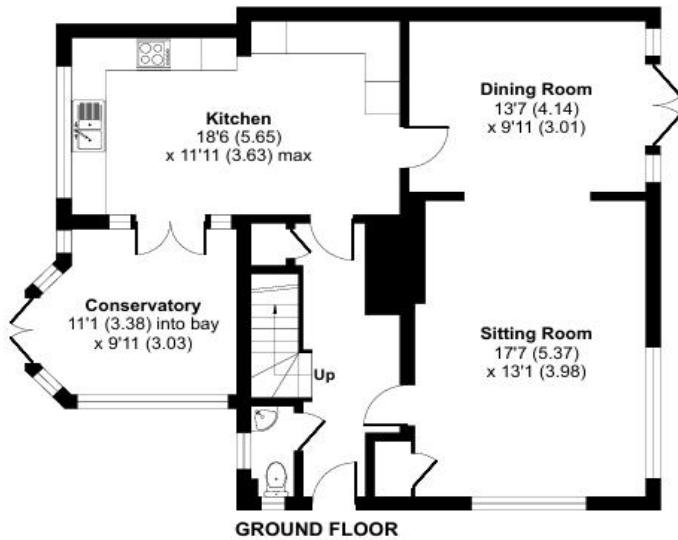


## ACCOMMODATION

A gorgeous family home situated in one Curdridge's popular locations with far reaching countryside and woodland views. The home is approached via a private gate and stone paving to the storm porch. The entrance hall is light and airy and seamlessly flows into the 17'7x13'1 sitting room featuring a cosy log burner and dual aspect over local scenery. The kitchen, with central island, is benefitted from a variety of wall and floor-based units and has been traditionally updated. The kitchen leads to both the dining room and conservatory with French doors leading out of both to the homes garden. A suitable cloakroom completes the ground floor accommodation. Four well-proportioned bedrooms await on the first floor with dual aspect master bedroom affording plenty of space and light. It is also accompanied by an en-suite shower room and built in wardrobes. The further bedrooms are all partnered with a modern family bathroom. A large built-in wardrobe is also present in bedroom two. The home is uniquely positioned to provide outside space around the whole home. The garden is mostly laid to lawn and bordered by mature shrubs. A private driveway is located to the rear of the home which promotes the double garage.



Approximate Area = 1493 sq ft / 138.7 sq m  
Outbuilding = 268 sq ft / 24.8 sq m  
Total = 1761 sq ft / 163.5 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Charters Estate Agents Limited. REF: 1202303

## SITUATION

The property is set within the rural village of Curdrige which sits between the villages of Botley, Bishops Waltham and Wickham. The village falls only a short drive away from the vibrant city of Southampton and the historic city of Winchester, offering a wide array of attractions and amenities. Curdrige provides a network of footpaths and bridleways for walking and riding in the surrounding countryside. Communications are excellent with the M3, A34 and M27 all within easy reach providing access to London and the south coast. The surrounding areas of Winchester have a wide selection of well-respected private schools.



**SPECIFICATION**

- Four bedroom detached home in idyllic location
- Double garage and private driveway
- 1500sqft of versatile accommodation
- Private gardens with views over local countryside
- Contemporary family bathroom
- En-suite shower room to principal bedroom

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band F

**OFFERS IN EXCESS OF £600,000**

**TENURE**

Freehold