

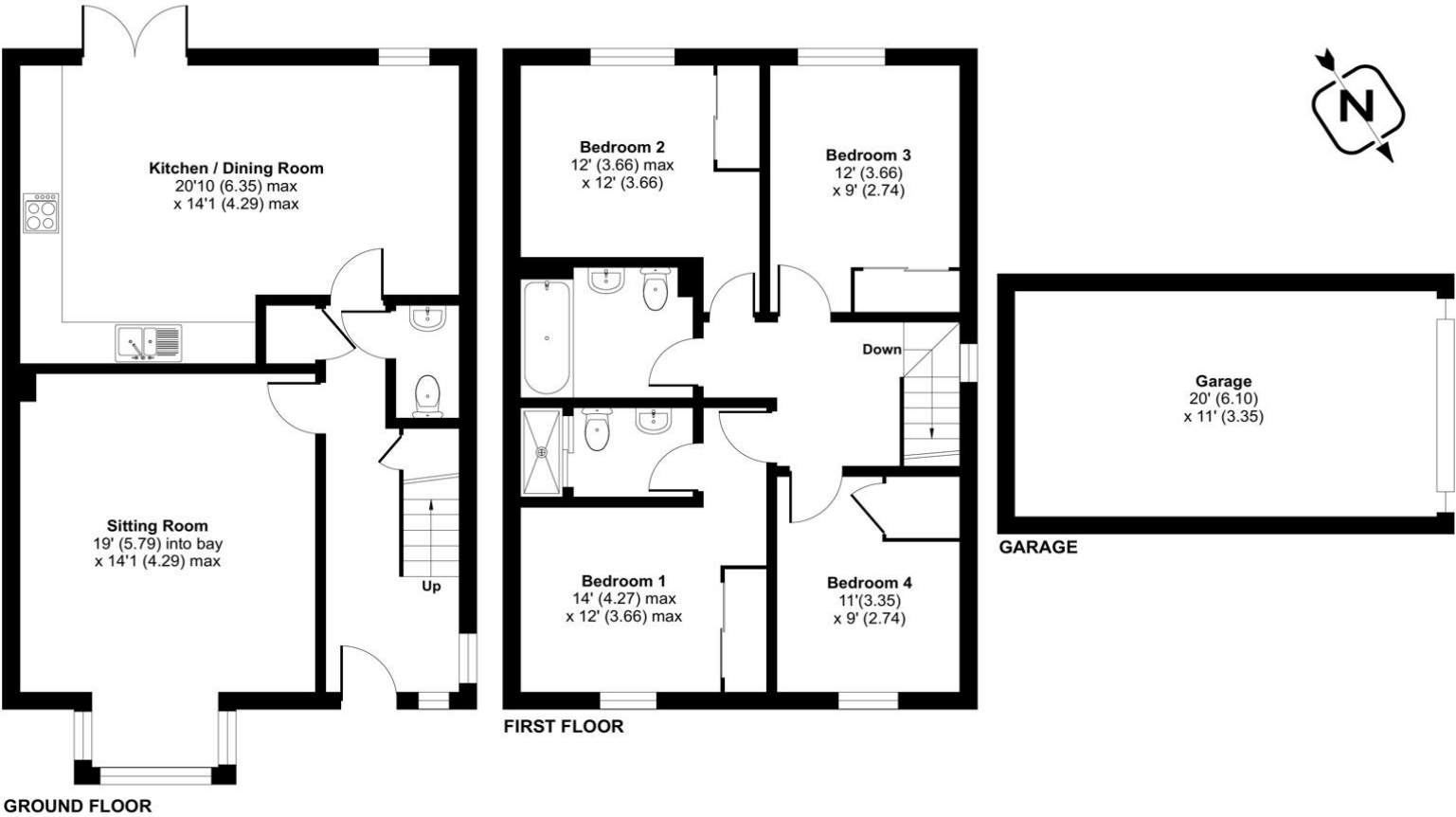




ACCOMMODATION

An attractive detached home with a considerable number of upgrades, set in a wonderful cul- de-sac position located within the popular Boorley Park development in the sought-after village of Botley. The hub of the home is the superb open plan kitchen/dining/ family room that extends across the full width of the rear of the home, providing a fantastic space, ideal for entertaining. The modern kitchen features sleek cabinets, high-quality integrated appliances and French doors leading onto the delightful gardens. The sitting room is an equally impressive space with a walk-in bay window to the front elevation, allowing natural light to flood in. A particular highlight of the ground floor is the superb bespoke media wall. The entrance hallway is not only welcoming but also practical, with a large storage cupboard, under stairs storage and a cloakroom to complete the ground floor. Moving to the first floor, four well-proportioned bedrooms await, each adorned with fitted storage. The principal bedroom boasts an en suite shower room, while the family bathroom exudes contemporary style. Externally, the rear gardens bask in a sunny aspect, featuring a low-maintenance artificial lawn, planted borders, and a carefully curated decking area for entertaining. A side access leads to a spacious driveway and a pitched roof garage, there is also the wiring in place to add an EV charger.

Approximate Area = 1292 sq ft / 120 sq m
 Garage = 220 sq ft / 20.4 sq m
 Total = 1512 sq ft / 140.4 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). © nichcom 2024. Produced for Charters Estate Agents Limited. REF: 1095114



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

- Four-bedroom detached home
- Considerable number of upgrades to the home
- Bespoke Media Wall
- Open plan kitchen/dining/family room
- Garage and driveway parking
- Solar panels

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band E

GUIDE PRICE

Asking Price £475,000

TENURE

Freehold