



Troon Road, Botley, Southampton, Hampshire, SO32 2SP

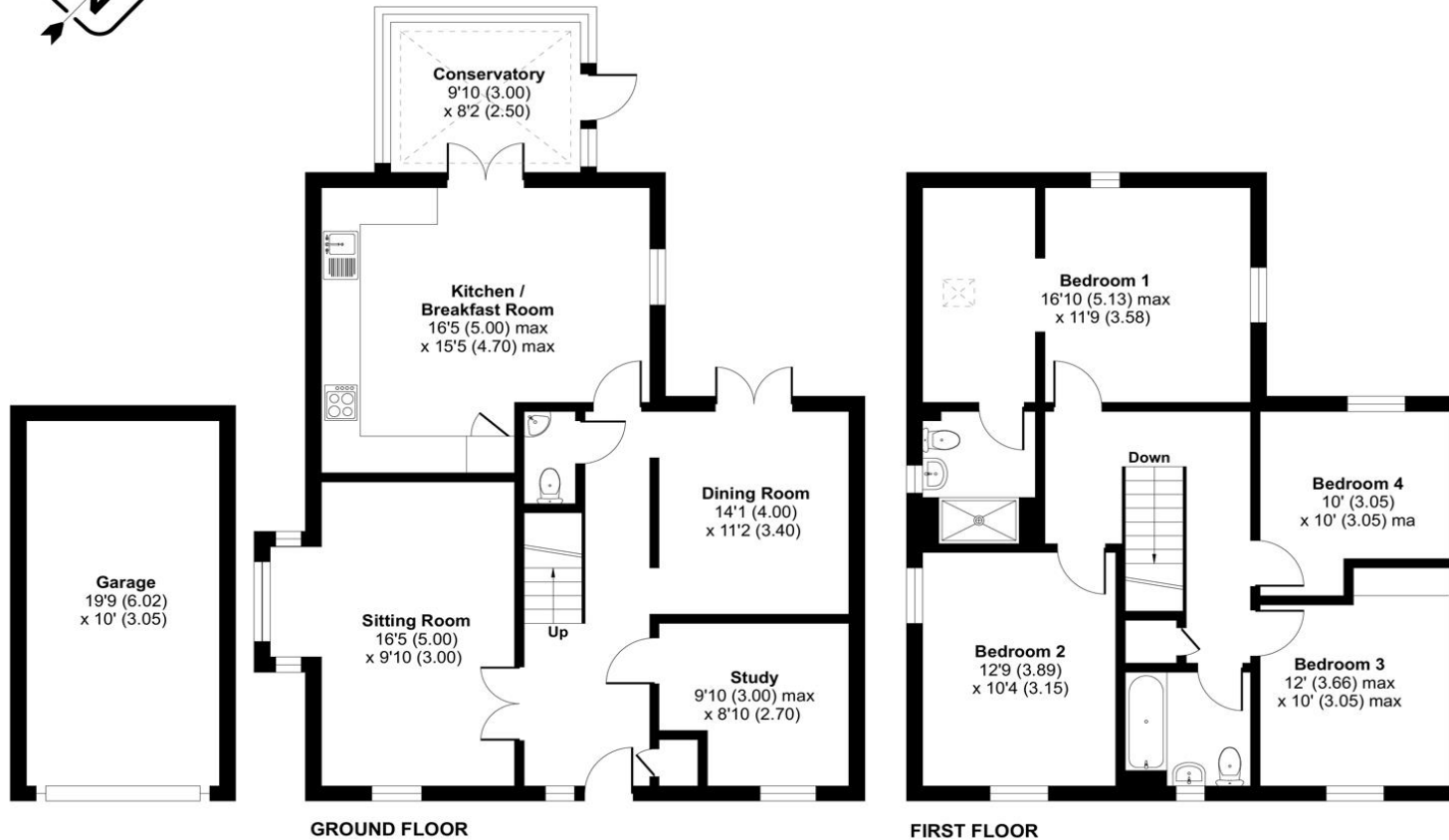


ACCOMMODATION

Overlooking local countryside and occupying the best position on the Boorley Park development is this fantastic four-bedroom family home. The home has been upgraded by the current owners with solar panels and a low maintenance garden its standout features. Entering into the home the ground floor consists of multiple flexible reception rooms. In its current format the owners have set up a sitting room which benefits from dual aspect overlooking the local fields. To the rear of the home there is a sizeable kitchen/breakfast room which has a range of floor and wall-based units. French doors open out onto the easy-care garden. The ground floor concludes with a dining room, study and cloakroom. The first floor continues to impress with four double bedrooms. The principal bedroom has been designed to include a dressing area, built in wardrobes and a modern en-suite shower room. The family bathroom services the remaining bedrooms. Located at the end of a private road, the home affords the opportunity to park multiple vehicles and a private driveway and garage run along the side of the home.



Approximate Area = 1630 sq ft / 151.4 sq m
 Garage = 198 sq ft / 18.3 sq m
 Total = 1828 sq ft / 169.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(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: 1100749



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 less than a mile away 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

- Spacious four-bedroom detached house
- Overlooking local countryside
- Walking distance to local Primary School
- Three reception rooms
- Large kitchen/breakfast room
- Dining room open plan to hallway
- Separate study
- Two bathrooms
- Large principal bedroom
- Garage and multiple parking spaces

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: F

GUIDE PRICE

Asking Price £625,000

TENURE

Freehold

Annual Estate Management Charge: £150

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