



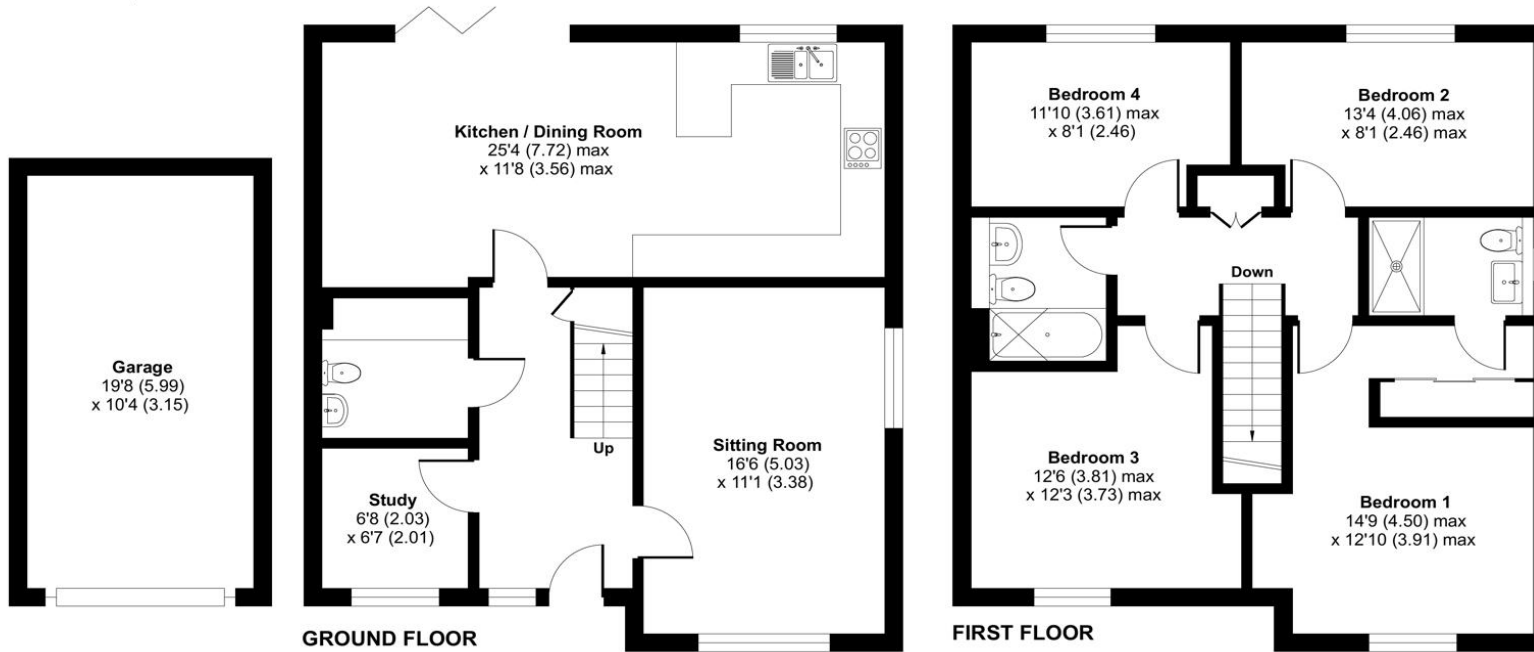


ACCOMMODATION

Welcome to this beautifully presented four-bedroom detached family home, located in the sought-after Campion Road in the village of Curbridge. This stunning property has been thoughtfully enhanced by the current owners and offers a spacious, modern living experience with well-proportioned accommodation, perfect for a growing family. On the ground floor, the home features a separate study—ideal for those working from home—together with a convenient guest cloakroom. The dual aspect sitting room provides a cosy space for relaxation, while the heart of the home is undoubtedly the impressive open-plan kitchen/dining room at the rear. This bright, contemporary space benefits from bi-fold doors that seamlessly connect the interior to the outside, making it perfect for entertaining and family gatherings. A range of wall and base units with complementing worksurfaces provide ample storage. Upstairs, there are four generous bedrooms. The principal bedroom enjoys the luxury of an en-suite shower room, while the remaining bedrooms share the stylish and well-appointed family bathroom. The property boasts a generous, enclosed rear garden, perfect for children to play and for outdoor dining. Additionally, there is a single garage, driveway parking for two cars with an EV charger, and the eco-friendly benefit of solar panels incorporating 20KW battery storage with an 8-year warranty remaining, to reduce energy costs. This turn-key home combines style, space, and sustainability, offering a fantastic opportunity for any family.



Approximate Area = 1382 sq ft / 128.3 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 1585 sq ft / 147.1 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		102	102
(92+)	A		
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1189489



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

SITUATION

Curbridge is situated about 2 miles from Park Gate and a similar distance from Botley. The location provides a semi-rural feel and to the west it adjoins the banks of the River Hamble making it ideal for nature lovers. To the east of Curbridge the development of Whiteley Meadows provides junior schooling and access to the shops and amenities at Whiteley Village. The location is equidistant from the commercial centres of Southampton and Portsmouth. For commuters, Southampton Parkway offers rail links to London with journey times of approximately 1 hour 10 minutes. The A/M27 is within easy reach giving access to the wider motorway network beyond, whilst Southampton Airport offers both domestic and international flights. For families the area is convenient for both state and private schools including West Hill Park, Boundary Oak, Meoncross, Portsmouth Grammar and King Edward V1.



SPECIFICATION

- Beautifully presented detached family home which has been updated by the current owners
- Solar panels with 20KW battery storage
- Four good sized bedrooms
- Principal bedroom with en-suite shower room
- Impressive open-plan kitchen/dining room with bi-fold doors
- Sitting room and study
- Large enclosed rear garden
- Garage and driveway parking with EV charger



LOCAL AUTHORITY

Winchester City Council

Council Tax Band E

OFFERS OVER £600,000

TENURE

Freehold

Annual estate management charge: £250

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