



£450,000 Freehold



2 Lecole Walk
Botley
Hampshire
SO30 2GF

- Former School House
- Four Double Bedrooms
- Three Bath/Shower Rooms
- Off Road Parking

Email - portchester@jeffries.co.uk Tel - 023 9243 5000

“Fantastic opportunity to acquire this character spacious home forming part of the Botley Primary School dating from the mid 19th Century. The property itself provides very good sized accommodation benefitting from 4 double bedrooms, two with ensuite shower rooms, further family bathroom and cloakroom. With a large lounge, kitchen and dining hall which leads to the first floor by a feature split staircase. In addition allocated parking for two vehicles and courtyard garden, viewing is very highly recommended.”

Matt Spacey, Senior Branch Manager, Portchester & Fareham

ENTRANCE PORCH

Via stained glass door, tiled flooring, doors leading to:

DINING HALL

14' 7" x 10' 8" (4.44m x 3.25m) Front aspect double glazed window, split staircase to first floor landing, utility cupboard, further storage cupboard, tiled floor, radiator, glazed double doors to lounge, further doors to:

CLOAKROOM

Low flush w.c., pedestal hand basin, tiled floor and surrounds, radiator.

GUEST BEDROOM

13' 2" x 10' 0" (4.01m x 3.05m) Front aspect double glazed window, radiator, door to:

ENSUITE

Suite comprising enclosed shower cubicle with mains shower, low flush w.c., pedestal hand basin, tiled surrounds, radiator.

LOUNGE

17' 5" x 16' 5" (5.31m x 5m) 2x Front aspect double glazed windows, feature modern fireplace, wall lighting, 2x radiator, opening to kitchen.

KITCHEN

14' 4" x 13' 4" (4.37m x 4.06m) 2x Front aspect double glazed windows, 3x side aspect double glazed windows to two aspects. Range of wall and base units inset sink and drainer, integrated oven, hob and hood, integrated fridge/freezer and dishwasher, cupboard housing domestic boiler, tiled surrounds, tiled floor.

LANDING

Via split staircase, loft hatch, doors to:

MASTER BEDROOM

18' 2" x 15' 6" (5.54m x 4.72m) Maximum measurements incorporating ensuite. 2x front aspect Velux windows, fanlight windows to one wall, wardrobe, radiator, door to:

ENSUITE

Side aspect double glazed window. Enclosed shower cubicle with mains shower, low flush w.c., pedestal hand basin, tiled surrounds, tiled floor, towel rail radiator.

BATHROOM

Suite comprising panelled bath with mains shower, low flush w.c., pedestal hand basin, tiled walls and floor, towel rail radiator.

BEDROOM

16' 7" x 14' 2" (4.88m x 4.32m) 2x side aspect double glazed Velux windows, fitted walk in wardrobes to one entire wall, radiator.

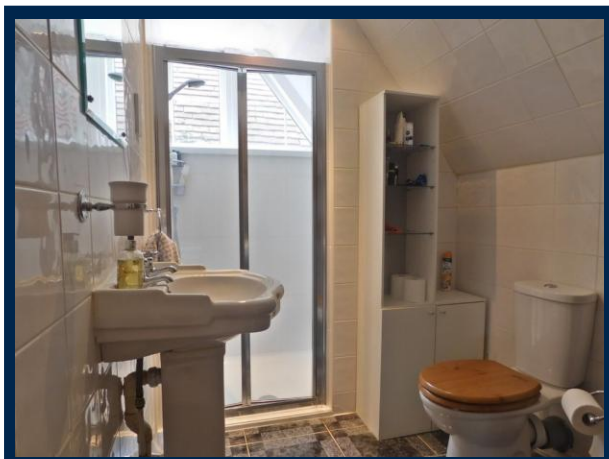
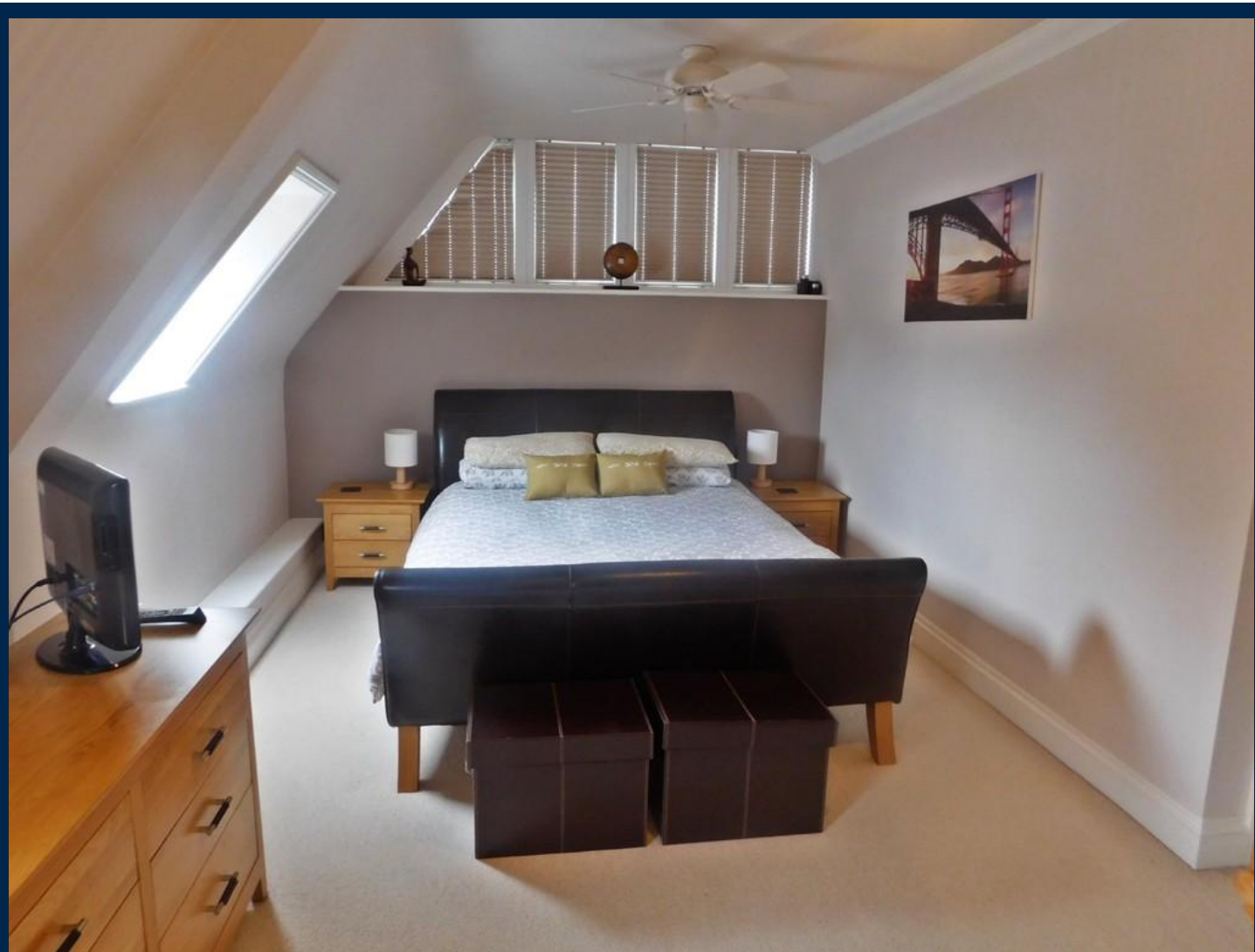
BEDROOM

14' 0" x 8' 6" (4.27m x 2.59m) 2x side aspect double glazed Velux windows, radiator, eaves access.

OUTSIDE

To the front there is a private courtyard with seating area and path to front door. A parking bay for two vehicles is also provided and also contains a small brick built storage shed.

Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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