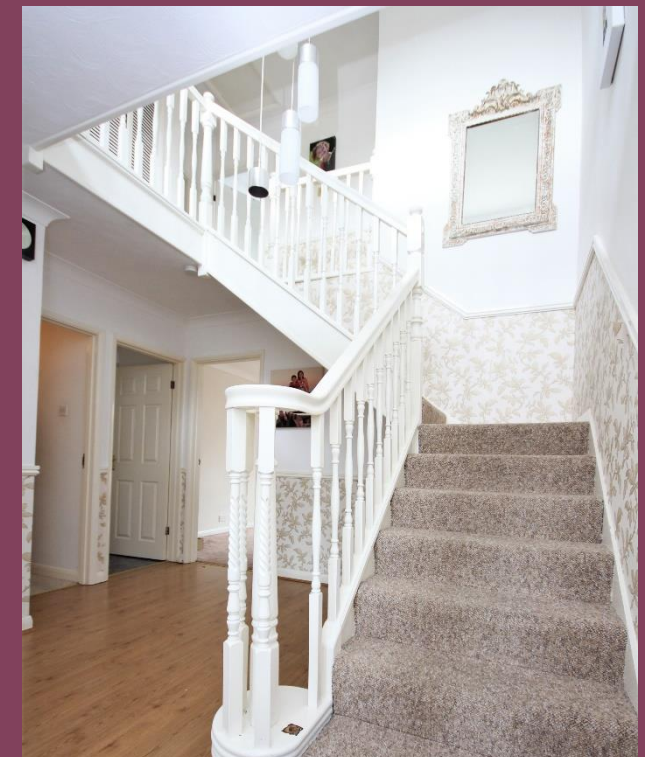




'Jubilee House' 20 Botley Road, Park Gate SO31 1AJ
Asking Price £615,000



- Individual Detached Family Home Boasting Self Contained Annexe
- Extensive 'In & Out' Driveway with Two Sets of Double Gates
- Detached Double Garage with Electric Up & Over Doors
- Spacious & Versatile Accommodation Across 3,671sqft(approx.)
- Two Reception Rooms as Well As Highly Impressive Conservatory Spanning 49'
- Kitchen/Breakfast Room Offering Space for Dining Table & Chairs
- Separate Utility Room
- Ground Floor Cloakroom in Addition to WC/Changing Room



- Generous Entrance Hallway Leading to Galleried Landing
- Five Double Bedrooms
- Four Piece En-Suite to Master Enjoying Jacuzzi Bath
- En-Suite Shower Room to Bedroom Two
- Family Bathroom Enjoying Impressive Shower Cubicle with Jets, Steam & Built in Radio
- Enclosed Rear Garden Offering 'In Our Opinion' a Good Degree of Privacy
- Heated 7x4m Outdoor Swimming Pool
- Summerhouse to Remain
- Brick Built Bar & Sauna

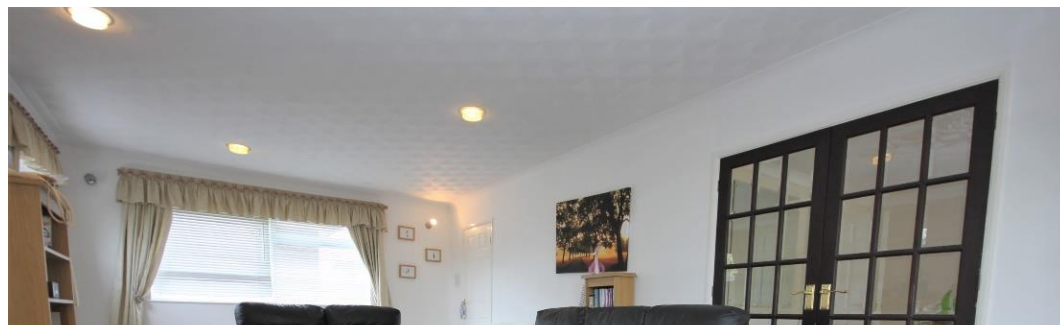
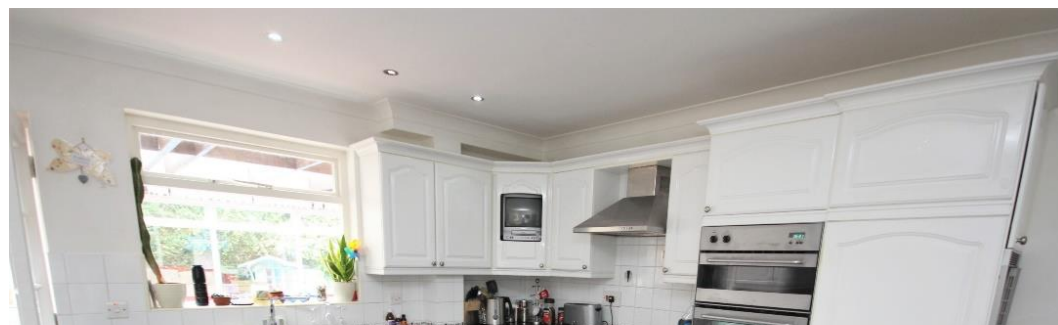
Annexe...

- 26' Lounge with Kitchenette
- Bedroom Incorporating Shower Cubicle
- Separate WC
- Can be Accessed Separately or via Main House



Walker & Waterer are delighted to offer for sale this five bedroom detached family home with self contained one bedroom annexe. Boasting spacious and versatile accommodation across 3,671 sqft including a 49' conservatory. Outside enjoys a gated 'in & out' driveway as well as a double garage, heated swimming pool & brick built bar!

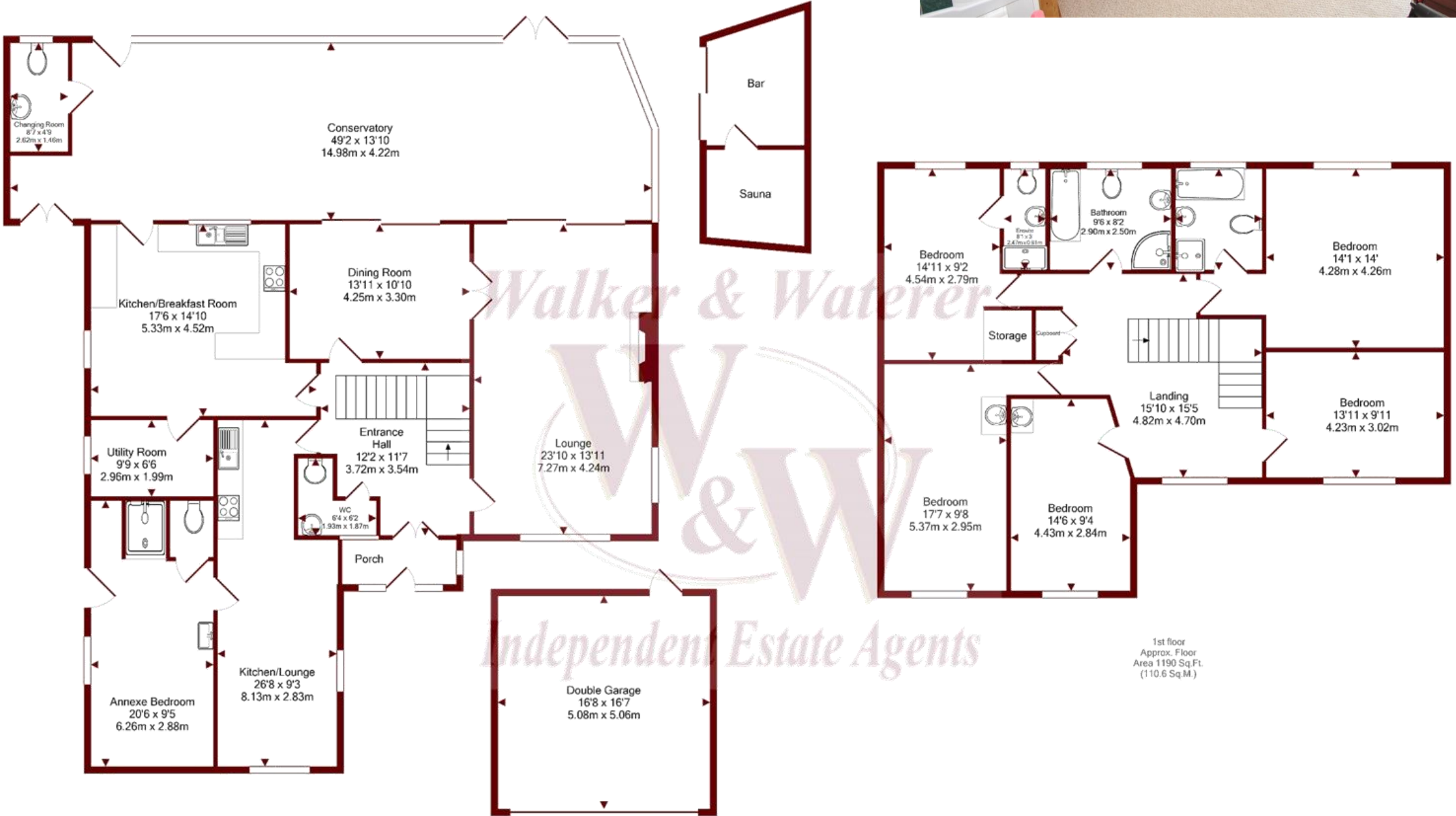
Jubilee House is ideally situated with local shops and amenities within 5 minutes walk, also just a short stroll away is Swanwick train station. Other excellent transport links are easily accessible including A27 & M27. Park Gate Primary School is just half a mile away.





'Jubilee House' 20 Botley Road, Park Gate SO31 1AJ





1st floor
Approx. Floor
Area 1190 Sq.Ft.
(110.6 Sq.M.)

Ground floor
Approx. Floor
Area 2480 Sq.Ft.
(230.4 Sq.M.)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Total Approx. Floor Area 3671 Sq.Ft. (341.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewings strictly by appointment

