



ASKING PRICE

£280,000

Freehold

Old School Close, Butlocks Heath, SO31 5QJ

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BRAMBLES



Old School Close, Butlocks Heath, SO31 5QJ

2 Beds - 1 Baths

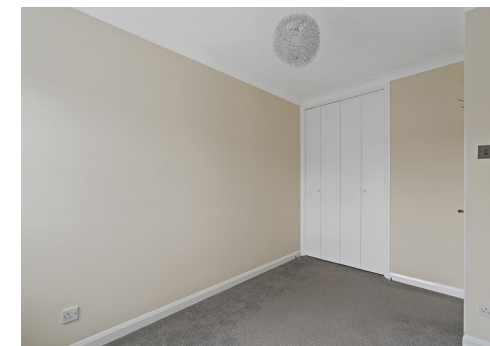
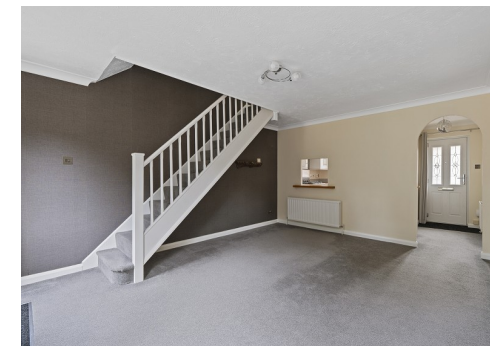
NOW SOLD SUBJECT TO CONTRACT

A well-presented, two-bedroom home with off road parking. Conveniently situated in the village of Butlocks Heath, close to Netley Abbey with a range of local amenities. Being offered with no forward chain.

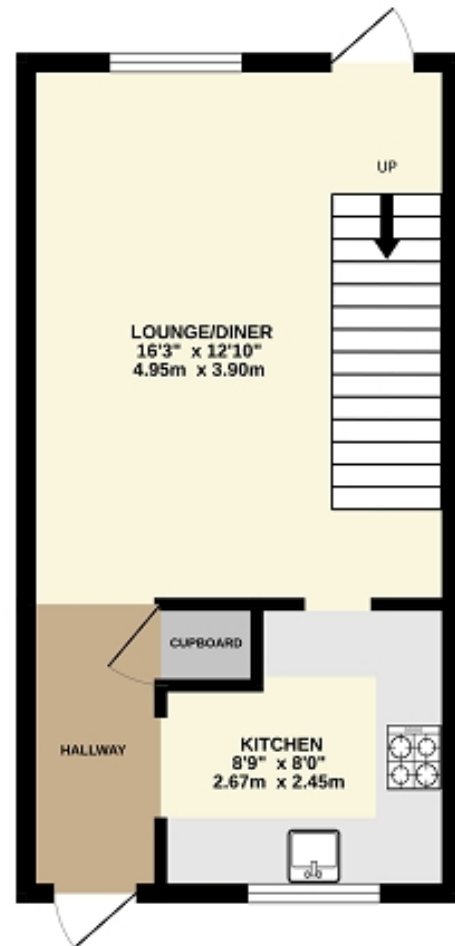
FEATURES

- Two double bedrooms both with built-in wardrobes
- Open plan lounge/dining room
- Modern shaker style kitchen with integrated appliances
- Sunny, west-facing garden
- Parking to the rear of property
- Gas central heating and double glazed throughout
- Convenient location in Butlocks Heath, within walking distance to the local amenities of Netley Abbey

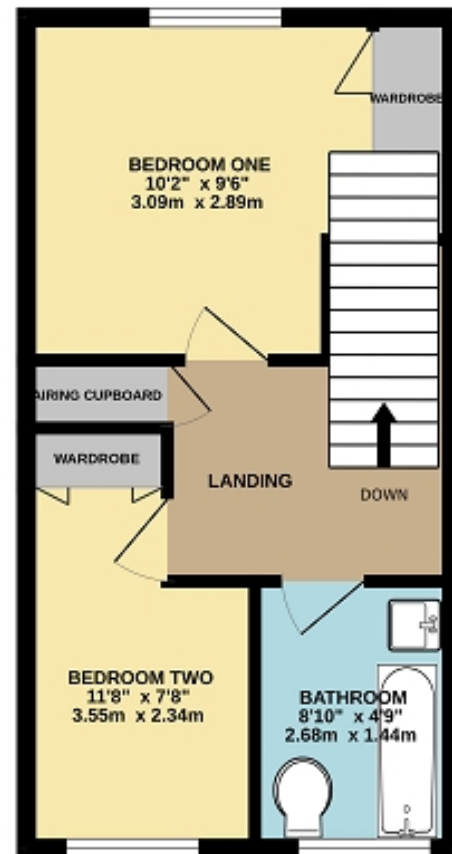
Being offered with no onward chain



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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NOW SOLD SUBJECT TO CONTRACT

Situated in the ever popular village of Butlocks Heath, this property is conveniently located within walking distance of Netley Abbey which hosts a range of local shops, eateries, and excellent public transport links as well as access to the waterfront and Royal Victoria Country Park. The home itself benefits from beautiful woodland walks to its rear, via the serene and protected nature reserve along Spear Pond Gully. In addition, the homes close proximity to the M27 motorway enables an easy commute in to Southampton City Centre within 15 minutes.

Stepping inside, the downstairs comprises of an open plan lounge/ dining room which opens out the enclosed, west-facing back garden. The modern shaker style kitchen is in excellent condition and includes some integrated appliances. Upstairs features a family bathroom and two well-proportioned bedrooms both benefiting from built in wardrobes. Further adding to the appeal this property, there is off road parking to the rear and it is being offered with no onward chain.



Outside

Low maintenance front garden. Sheltered porch canopy. Parking space to the rear. Easy access in to the nature reserve located to the rear of the property.

Hallway (8' 8" x 4' 0") or (2.64m x 1.23m)

Wooden front door with glazing. Carpet. Skirting boards. Doorway to kitchen. Archway opening to living/dining room.

Kitchen (8' 8" x 8' 8") or (2.64m x 2.64m)

Composite front door with double glazing. Tiled floor. Matching wall and base units. Wooden work surfaces with tiled risers. Butler style sink with chrome mixer tap. Integrated electric oven. Integrated gas hob with extractor hood above. Integrated dishwasher. Space and plumbing for washing machine and fridge freezer. Built in storage cupboard. Serving hatch to living/dining room.

Living/Dining Room (16' 4" x 12' 10") or (4.98m x 3.91m)

Double glazed window to rear. UPVC double glazed door opening out to back garden. Carpet. Skirting boards. Carpeted staircase with wooden handrails rising to first floor. Two radiators. Serving hatch to kitchen.

Landing (10' 3" x 8' 6") or (3.12m x 2.60m)

Carpet. Skirting boards. Doorways leading to all rooms on first floor. Airing cupboard.



Bedroom One (14' 1" x 7' 8") or (4.29m x 2.33m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Built in wardrobe.

Bedroom Two (9' 5" x 10' 1") or (2.87m x 3.07m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Built in wardrobe.

Bathroom (8' 8" x 4' 9") or (2.64m x 1.44m)

Double glazed window to front. Part tiled walls. Tiled floor. Low level WC with cistern. White pedestal wash basin with chrome mixer tap. White panel bath with chrome taps, shower above and glass screen. Chrome ladder style heated towel rail.

Garden

Sunny west-facing garden. Mainly laid to lawn. Patio area. Borders with mature shrubs. Fully fenced. Pathway leading to rear. Wooden shed equipped with lighting and power sockets.

Other

Eastleigh Borough Council Tax Band B £1790.87 2025/26 charges.

Vendors position: No onward chain



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