



£850,000 Freehold



310a Botley Road
Burrige
Hampshire
SO31 1BQ

- Four Bedroom Detached
- Double Garage
- Gated Driveway
- EPC Rating C

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"This impressive, four bedroom detached family home is situated in the highly desirable, non-estate location of Botley Road, Burridge, just East of the River Hamble. The property is 5 minutes walking distance from the beach at Curbridge Nature Reserve, for paddle boarding, and 5 minutes drive to marinas at Swanwick. Swanwick railway station lies approximately 1.4 miles away to the South and Botley station, for connection to London Waterloo, is around 1.5 miles to the North. The property has been occupied by the current owners since it was built in 2001 and has since undergone a refurbishment 5 years ago.. Approached via electric wooden gates, the ample frontage offers space for several cars, motorhome or boat. The property is in our opinion extremely well-presented throughout and benefits from a full width kitchen/family room with bi-folds overlooking the landscaped rear garden. Other benefits include a study, a utility room, a WC and an integral double garage with electric doors. The generous master bedroom boast a dressing room, an ensuite and a floor to ceiling windows with Juliet balcony which lets in an abundance of natural light. The rear garden has a paved area adjacent to the property with a well-manicured lawn to the rear and side, while the impressive acoustic fencing to the rear and mature conifer hedging to the side affords great seclusion."

HALLWAY

LOUNGE

20' x 12' 04" (6.1m x 3.76m)

KITCHEN/DINER/FAMILY ROOM

40' 08" x 9' 11" (12.4m x 3.02m)

UTILITY ROOM

12' 07" x 4' 90" (3.84m x 3.51m)

STUDY

13' x 6' 05" (3.96m x 1.96m)

WC

5' 05" x 2' 10" (1.65m x 0.86m)

LANDING

MASTER BEDROOM

21' 02" x 12' 01" (6.45m x 3.68m)

ENSUITE

12' 03" x 8' 01" (3.73m x 2.46m)

BEDROOM TWO

21' 05" x 10' 09" (6.53m x 3.28m)

BEDROOM THREE

11' 04" x 9' 04" (3.45m x 2.84m)

BEDROOM FOUR

12' 02" x 8' 11" (3.71m x 2.72m)

BATHROOM

11' 11" x 5' 08" (3.63m x 1.73m)

REAR GARDEN

DOUBLE GARAGE & OFF ROAD PARKING



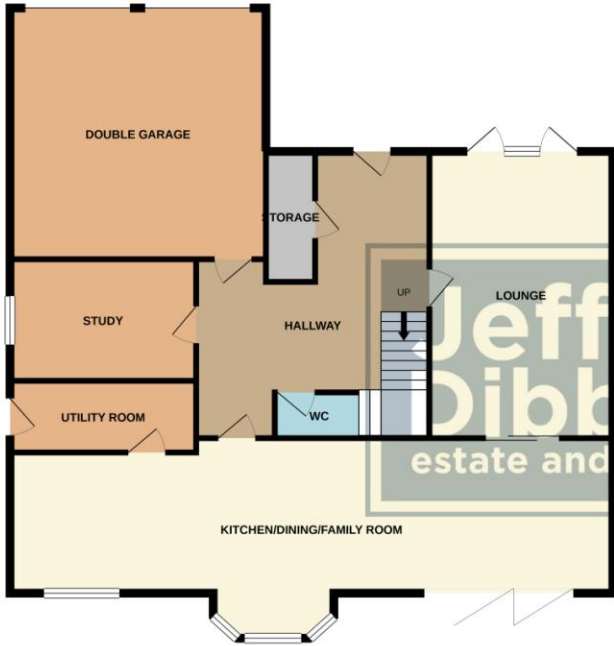
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GROUND FLOOR
1404 sq.ft. (130.4 sq.m.) approx.



1ST FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA: 2478 sq.ft. (230.3 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.
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Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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