



Monks Brook Road | Curbridge | SO30 2DP

Offers Over £525,000



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W&W are delighted to offer for sale this beautifully presented & upgraded four bedroom detached family home built in 2023 & situated in a picturesque location at the end of a quiet cul de sac. The property enjoys four double bedrooms, lounge, impressively sized open plan kitchen/dining/family room, utility room, cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property sits on an enviable corner plot providing side, front & rear landscaped gardens as well as a garage and driveway parking for multiple vehicles.

Monks Brook Road is in the brand new 'Whiteley Meadows' development. You'll find the development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton. When completed the development will also have schooling for all ages, including primary school, a secondary school and nurseries.





Dark grey wall-mounted kitchen cabinets with silver handles.

Dark grey wall-mounted kitchen cabinets with silver handles.

Tall dark grey kitchen cabinet with built-in ovens and a silver handle.

Dark grey kitchen island with a white countertop and four black bar stools with silver bases.

Window with white blinds above the kitchen sink.

Window with white blinds above the kitchen counter.

White radiator on the right wall.

Dark grey side cabinet with books and a potted plant on top.

Open shelving unit with various items on it.

Small sign on the countertop.

Kitchen sink with a chrome faucet.

Small black appliance on the countertop.

Two dark gloves hanging from the oven handle.

Recessed ceiling lights and a central smoke detector.



Beautifully presented & upgraded four bedroom detached family home built in 2023

Sitting on an enviable corner plot situated at the end of a cul de sac with mature woodland trees to side/rear

Welcoming entrance hall enjoying Karndean herringbone style flooring flowing through into the kitchen/dining/family room, utility room & downstairs cloakroom

Dual aspect 19'2ft living room

Impressive open plan triple aspect kitchen/dining/family room enjoying double doors opening out onto the rear garden & walk in bay window

Modern kitchen boasting quartz worktops, attractive matte cabinets & breakfast bar

Integrated appliances include single oven, combination oven/grill, fridge/freezer & dishwasher

Utility room with matching worktops & cabinets also providing additional storage space & integrated washing machine

Downstairs cloakroom comprising two piece white suite

Galleried landing enjoying built in storage cupboard



Tenure: Freehold

EPC Rating: B

Council Tax Band: E -

£2733 Per Annum

Dual aspect main bedroom benefitting from 'Hammonds' fitted wardrobes/storage & en-suite shower room

Modern en-suite shower room comprising three piece white suite with feature double shower cubicle tray & attractive wall tiling

Three additional double bedrooms with two of the bedrooms enjoying either triple or dual aspect

Modern main bathroom comprising three piece white suite & attractive wall tiling

'In our opinion' the property is extremely bright, light & airy throughout as it benefits from 17 windows

Solid wood internal doors throughout

Enviably corner plot providing front, side & rear landscaped gardens

'2024' Landscaped rear garden enjoying large artificial lawn area & Indian sandstone paved patio areas

'In our opinion' the property offers a great degree of privacy with woodlands to the side/rear of the property

Garage with power & lighting





Driveway parking for multiple vehicles

Estate management charge predicted to be around £330 PA but the sellers inform us that this isn't payable yet until the parcel is completed

Privately owned solar panels to the property

The property is of a traditional brick build and is connected to mains water, electrics, drainage & gas. The property enjoys a gas central heating system

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

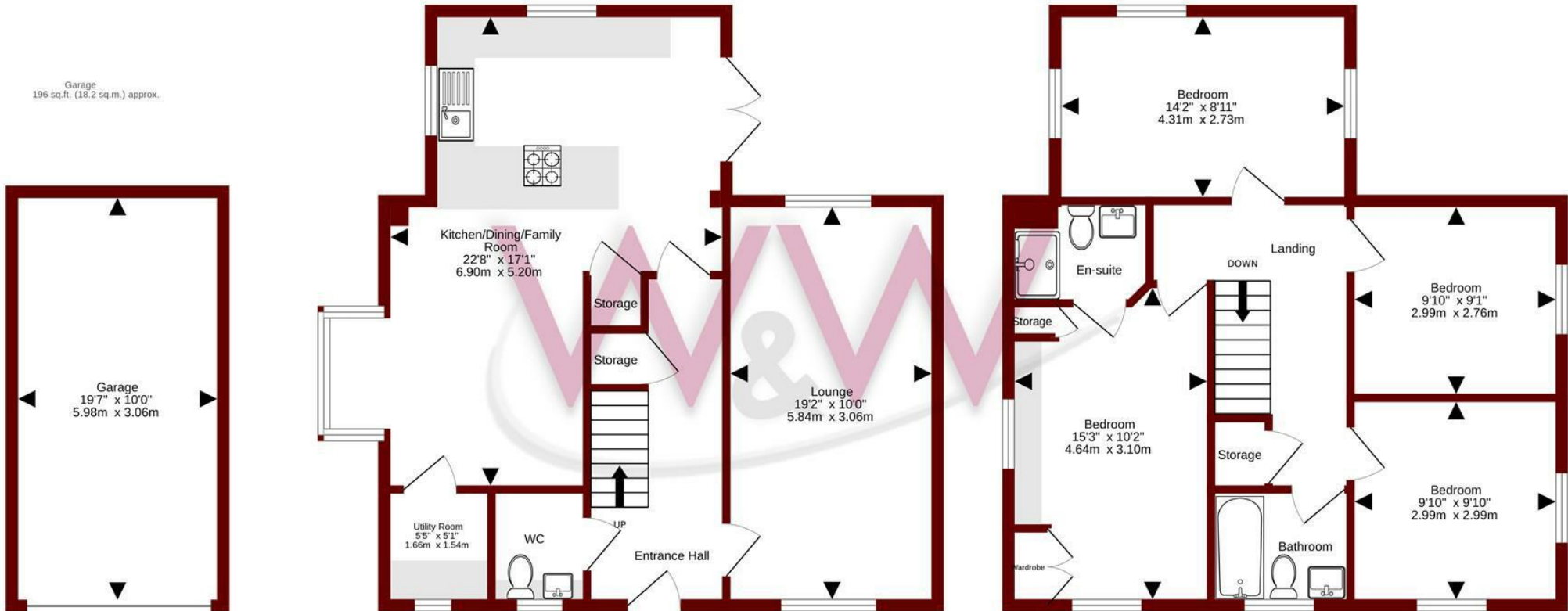
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Ground Floor
643 sq.ft. (59.7 sq.m.) approx.

1st Floor
625 sq.ft. (58.1 sq.m.) approx.

Garage
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(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 & Wales	EU Directive 2002/91/EC		

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