



14 Arle Road, Whiteley, SO30 2JG

Asking Price £365,000





Arle Road |  
Whiteley | SO30 2JG  
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W&W are delighted to offer for sale this extremely well presented 2024 built three bedroom semi detached home overlooking greenery to the front. Internally, the property boasts three bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom, main bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from a rear landscaped garden & driveway parking to the side.

Arle Road is in '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.







Extremely well presented 2024 built three bedroom home

Enviably positioned overlooking greenery to the front

Lounge with built in storage cupboard & window to the front

Modern kitchen/dining room with double doors opening out to the rear garden, marble effect worktops & attractive cabinets

Integrated appliances include oven, hob, fridge/freezer & dishwasher with space/plumbing for washing machine

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Two additional bedrooms

Landing with built in storage cupboard

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

Beautifully landscaped rear garden enjoying large paved patio, area laid to lawn with display shrubbery, shed to remain & side access

Driveway parking to the side for two vehicles

8 Years remainder of the NHBC

Estate management charge TBC

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

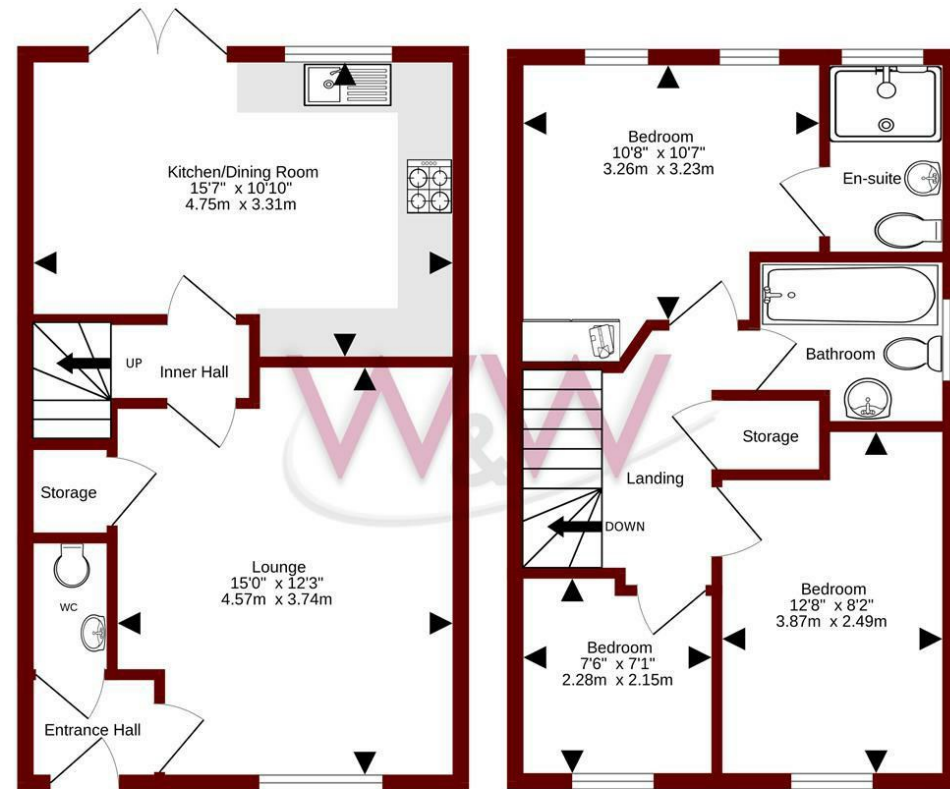
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
410 sq.ft. (38.1 sq.m.) approx.

1st floor  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - A

Potential EPC Rating - A

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