



26 Castilian Way, Whiteley, PO15 7NR

Asking Price £375,000





Castilian Way |  
Whiteley | PO15 7NR  
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W&W are extremely delighted to offer for sale this beautifully presented, extended & improved three bedroom semi detached family home ideally situated in 'in our opinion' in a private location with woodland views to the front. Internally, the property enjoys three bedrooms, 17 ft open plan kitchen/dining room, lounge, modern re-fitted main bathroom & modern en-suite shower room to the main bedroom. Outside, the property enjoys a rear garden & driveway parking for multiple vehicles.

Castilian Way is accessed via Botley Road, Swanwick & enjoys woodland walks close by, including a short cut through to the local Whiteley Primary School & Co Op. Also within walking distance are the amenities of both Park Gate & Whiteley including Swanwick train station.







Beautifully presented, extended & improved three bedroom semi detached family home

Enviably positioned enjoying woodland views to the front

2023 Added porch/boot room enjoying built-in storage unit & loft space

Impressively sized 17'ft open plan kitchen/dining room with feature bespoke fitted under-stairs storage cupboard & pantry with lighting

Stunning 2023 re-fitted kitchen enjoying attractive butchers block wood style worktops, two-tone cabinets & central moveable island unit

Integrated appliances include 'Neff' hide & slide self-cleaning oven, microwave, dishwasher & space for American style fridge/freezer

Lounge with bespoke storage cabinets, shelving & double doors opening out to the rear garden

Main bedroom to the top floor enjoying two feature Velux windows & en-suite

Spacious en-suite shower room comprising three-piece white suite

Two additional bedrooms to the first floor

Galleried landing with feature bespoke made/fitted bookshelf

Modern 2025 re-fitted main bathroom comprising three-piece white suite & attractive wall tiling

Replacement carpets to the lounge, stairs, landing & all three bedrooms

Replacement oakwood internal doors throughout

Rear garden enjoying paved patio, raised area laid to lawn with shed to remain

Driveway parking for multiple vehicles

Estate management charge approx. £200 PA

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

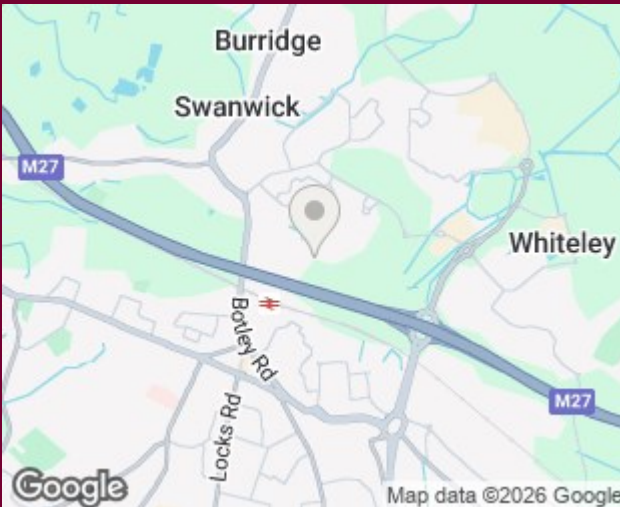
Heating - Gas central heating with Tado smart heating system and the seller informs us that the lounge has its own dual room control thermostat

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

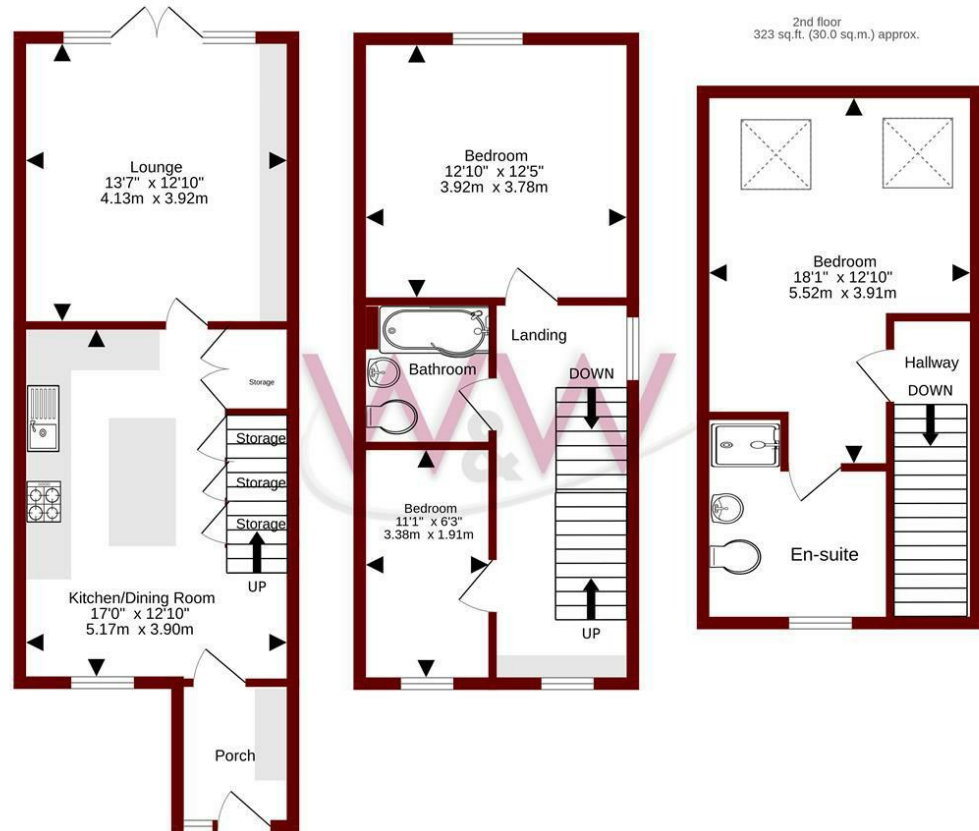




Ground floor  
429 sq.ft. (39.9 sq.m.) approx.

1st floor  
391 sq.ft. (36.4 sq.m.) approx.

2nd floor  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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