

# HUNTERS®

HERE TO GET *you* THERE



## Outlands Lane

Curdrige, Southampton, SO30 2HD

Offers In Excess Of £900,000



- DETACHED FAMILY HOME
- DOUBLE CAR PORT & AMPLE PARKING
- FOUR EN SUITES & BATHROOM
- GOOD SIZE GARDEN BACKING ONTO FIELDS
- OFFICE IN GARDEN
- FIVE/SIX BEDROOMS
- THREE/FOUR RECEPTION ROOMS
- SOUGHT AFTER RURAL LOCATION
- UTILITY ROOM & CLOAKROOM
- SOLAR PANEL SYSTEM

Tel: 023 8045 8054

# Outlands Lane

Curdrige, Southampton, SO30 2HD

Offers In Excess Of £900,000



Nestled in the picturesque setting of Outlands Lane, Curdrige, Southampton, this stunning detached house offers a perfect blend of luxury and comfort. With an impressive five bedrooms and five bathrooms, this property is ideal for families seeking ample space and modern living.

As you enter, you are greeted by four spacious reception rooms, each designed to provide a welcoming atmosphere for both relaxation and entertaining. The generous layout allows for a seamless flow between the living areas, making it perfect for hosting gatherings or enjoying quiet evenings at home.

The property boasts a long garden, providing a tranquil outdoor space where you can unwind and appreciate the beautiful countryside views that surround you. Additionally, a garden home office offers a perfect solution for those who work from home, ensuring a peaceful environment to focus on your tasks.

Parking is never a concern here, with space available for up to seven vehicles, making it convenient for family and guests alike. Being a ten minute walk away from Botley station with trains direct to London Waterloo, makes commuting easy.

This exceptional home in Curdrige is not just a place to live; it is a lifestyle choice that combines the charm of countryside living with the convenience of modern amenities. Whether you are looking for a family home or a serene retreat, this property is sure to impress. Do not miss the opportunity to make this remarkable house your new home.



### Front Approach

Fence and hedge to front and sides, extensive gravelled driveway providing parking for several vehicles leading to double oak framed car port with roof. Steps leading up to front door, outside tap and power points wooden side gated access. Camera security system.

### Entrance Porch

Double glazed window to front, ceiling spotlights, vinyl flooring, door to:

### Entrance Hall

Fitted carpet, double radiator, stairs to 1st floor, door to:

### Sitting Room

16'1" x 10'11" (4.92m x 3.33m)

Double glazed window to front aspect, double radiator, fitted carpet, chimney breast with feature brick surround wooden mantle over and tiled hearth.

### Study/Office

11'9" x 10'1" (3.60m x 3.09m)

Double glazed window to front aspect, fitted carpet, double radiator.

### Bedroom 5

14'0" x 9'10" (4.27m x 3.02m)

Double glazed window to side aspect, fitted carpet, double radiator, built in wardrobes.

### Cloakroom

Fitted two piece suite comprising pedestal wash hand basin, low level WC, double radiator, vinyl flooring, opaque double glazed window to side aspect.

### Bathroom

Fitted four piece suite comprising shower enclosure with shower over, panelled bath, pedestal wash hand basin, low level WC, column radiator, vinyl flooring, ceiling spotlights, airing cupboard housing hot water tank with additional shelving, opaque double glazed window to side.

### Kitchen Breakfast Room

15'7" x 15'5" (4.76m x 4.70m )

Fitted with a matching range of base and eye level units and drawers with granite worktops over matching island unit with breakfast bar, sink unit with drainer, space for American fridge freezer, space for cooker with extractor hood over, integrated dishwasher, concealed Valliant gas boiler, ceiling spotlights, ceramic tiled flooring, double glazed window to rear, double glazed door to garden, water softener, door to:

### Living Room

15'8" x 15'5" (4.79m x 4.72m)

Double glazed French doors to garden, fireplace, Tv point, fitted carpet, double radiator, door to:

### Dining Room

Triple aspect double glazed windows, fitted carpet, double radiator.

### Landing

Fitted carpet, double radiator, access to loft via hatch, door to:

### Master Bedroom

15'6" x 15'5" (4.73m x 4.71m)

Two double glazed Velux windows to side elevation, double doors to Juliette balcony over looking the rear garden, fitted carpet, double radiator, TV point, door to:

### En Suite

Fitted with a modern four piece suite comprising shower enclosure with shower over, bath with independent shower over mixer taps, inset sink in vanity unit with cupboards and drawers, low level WC, heated ladder towel rail, ceiling spotlights, frosted double glazed window to side aspect.

### Bedroom 2

15'8" x 15'7" (4.79m x 4.75m)

Two double glazed Velux windows to side elevation, double doors to Juliette balcony overlooking the rear garden, fitted carpet, double radiator, door to:

### En Suite Shower Room

Fitted three piece suite comprising shower enclosure with mixer shower over, inset wash hand basin, close coupled WC, heated ladder towel rail, ceiling spotlights, opaque double glazed window to side aspect.

### Bedroom 3

17'0" x 10'1" (5.19m x 3.09m)

Double glazed window to front aspect, double radiator, fitted carpet, door to:

### En Suite Shower Room

Fitted three piece suite comprising shower enclosure with mixer shower over, inset sink with cupboard under, low level WC, extractor fan, heated ladder towel rail, ceiling spotlights.

### Bedroom 4

15'2" x 7'2" (4.63m x 2.19m)

Double glazed window to front aspect, fitted carpet, double radiator, door to:

### En Suite Shower Room

Fitted three piece suite comprising shower enclosure with mixer shower over, close coupled WC, inset sink with cupboards under, heated ladder towel rail, ceiling spotlights, opaque double glazed window to front aspect.

### Utility Room

Fitted base units with worktop over inset stainless steel sink, plumbing for washing machine and space for tumble dryer, small double glazed window to side aspect.

### Rear Garden

Good size rear garden backing on to open fields, enclosed by chain link fence to rear and wooden panel fencing to sides, paved patio with retaining wooden mini log sleepers, steps up to gravelled area, planted borders, further raised granite paved patio seating area with wooden gazebo with glass roof over, pond with water feature, power and lighting. Steps to lawn, wooden shed with decking seating area, large summerhouse currently used as a home office with toilet and kitchen area, log burner stove, power and light connected, steps to secluded gravel area with paved patio.

Floorplan



TOTAL: 2583 sq. ft, 240 m2  
BELOW GROUND: 1378 sq. ft, 128 m2, FLOOR 2: 1205 sq. ft, 112 m2  
EXCLUDED AREAS: PORCH: 43 sq. ft, 4 m2, UNDEFINED: 129 sq. ft, 12 m2

Measurements Deemed Highly Accurate But Not 100%. Nsw Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.



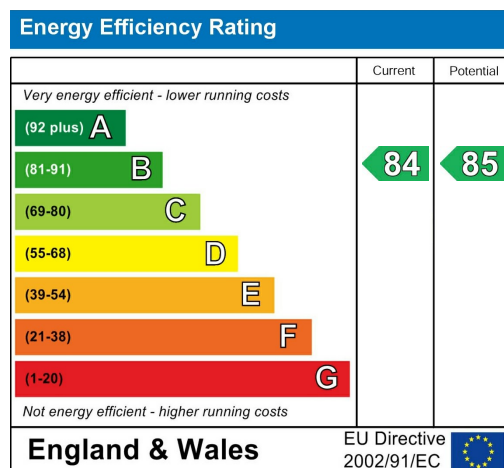








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG  
Tel: 023 8045 8054 Email: [netleyabbey@hunters.com](mailto:netleyabbey@hunters.com)  
<https://www.hunters.com>

