



OFFERS IN EXCESS OF

£850,000

23 Oatlands Road

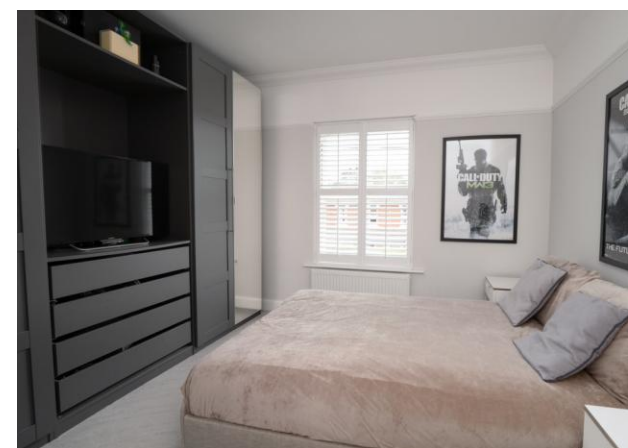
Botley, SO32 2DE

Oatlands Road has undergone significant refurbishment by the current owner, resulting in an ideal layout for family living. A large open plan kitchen/dining/family room sits very much at the heart of the property and provides a fantastic living space for the larger family. The open plan nature of this room makes it great for everyday entertaining and relaxing and with a number of various zones offers great flexibility. Other reception rooms include a formal sitting room and a snug/playroom and there is an additional large utility area. Upstairs there are four good bedrooms including a stunning master bedroom suite with sitting room, dressing room and en-suite shower room. Outside, the driveway boasts ample parking for a number of vehicles, while the formal gardens lie to the rear of the property and have been attractively landscaped, offering a great degree of versatility throughout the year.

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OPEN PLAN KITCHEN / FAMILY ROOM

31' 8" x 22' 4" (9.65m x 6.81m)

SITTING ROOM

12' 0" x 11' 0" (3.66m x 3.35m)

SNUG/PLAYROOM

12' 1" x 11' 1" (3.68m x 3.38m)

UTILITY ROOM

13' 7" x 12' 1" (4.14m x 3.68m)

WC

BEDROOM WITH EN-SUITE SHOWER ROOM

14' 6" x 10' 10" (4.42m x 3.3m)

SITTING ROOM

13' 7" x 10' 10" (4.14m x 3.3m) Formally Bedroom 3

DRESSING ROOM

11' 5" x 10' 6" (3.48m x 3.2m)

BEDROOM WITH EN-SUITE SHOWER ROOM

15' 9" x 10' 11" (4.8m x 3.33m)

BEDROOM

12' 1" x 11' 1" (3.68m x 3.38m)

BEDROOM

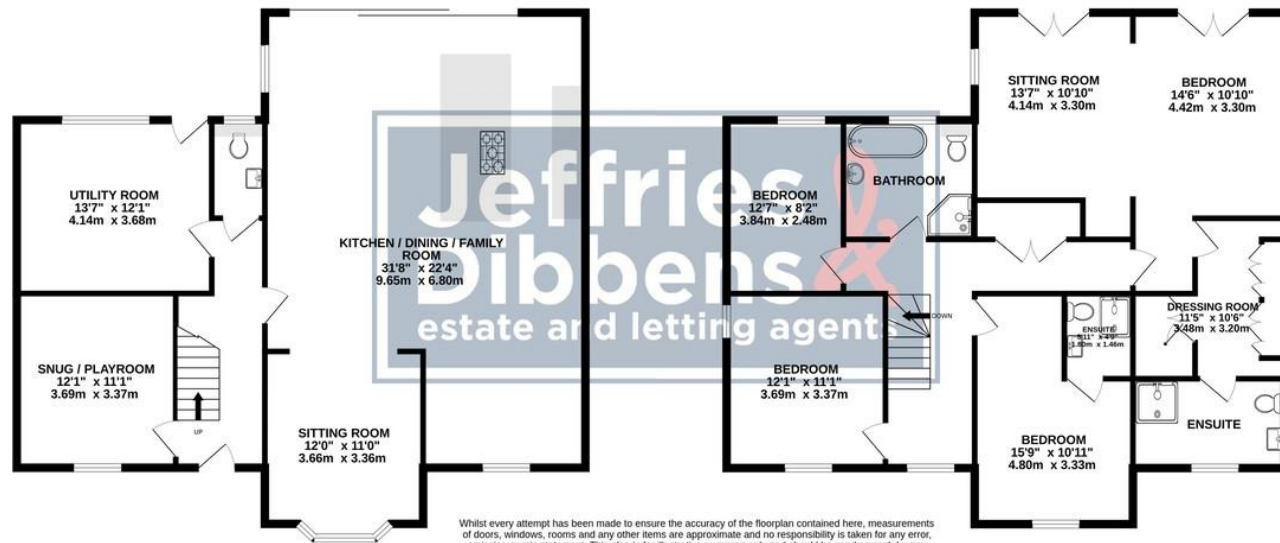
12' 7" x 8' 2" (3.84m x 2.49m)

FAMILY BATHROOM



GROUND FLOOR

1ST FLOOR



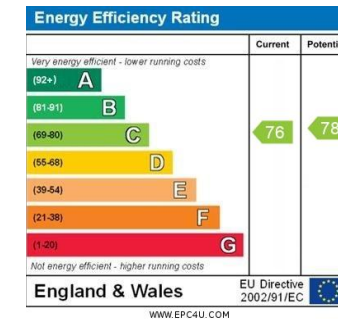
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Eastleigh Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

6 West Quay House, 20 West
Street, Fareham, Hampshire,
PO16 0LG

CONTACT

01329 888 328
fareham@dibbensproperty.co.uk
www.jdea.co.uk