



**Rowe
& Co.**

11 The Sawmills, Durley
Southampton

In Excess of **£350,000**

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& Co.



11 The Sawmills

Durley, Southampton

Offered with no forward chain and located in the heart of the village within this modern cul-de-sac is this well-presented terrace house with a car port and allocated parking space. The home has been well cared for by the current owner with multiple upgrades such as a new shower room and en-suite. Accommodation to the ground floor comprises an entrance hall, lounge, kitchen / dining room and W/C. On the first floor are three bedrooms with en-suite to master and family bathroom. Outside benefits a car port with further allocated parking space and secluded rear garden.

LOCATION

The quiet unspoilt Parish of Durley is extremely well placed for commuters with easy access to the M3, M27 and mainline stations on Eastleigh & Hedge End. There are numerous public houses such as the highly regarded gastro pub called Robin Hood and the much sought-after Durley primary school. Nearby are the pretty towns of Botley and Bishops Waltham which have small local supermarkets, pubs and restaurants.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Forward Chain
- Sought After Village Location
- Three Bedrooms
- En-Suite To Master
- Kitchen / Dining Room
- Carport



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INSIDE

You enter the property into an entrance hall with stairs leading to the first floor and conveniently located ground floor W/C. A further door leads into lounge which has been laid to oak effect flooring with a window to the front aspect with a feature fire to one wall and plenty of space for a variety of free-standing furniture.

Positioned across the rear of the property is the kitchen / dining room which has been laid to oak effect flooring with a window and French doors leading to the rear. The kitchen itself has been fitted with a range of high gloss wall and base level units with complimentary worktops. Appliances include an integrated oven with gas hob, dishwasher, washing machine and space for a free-standing fridge freezer.

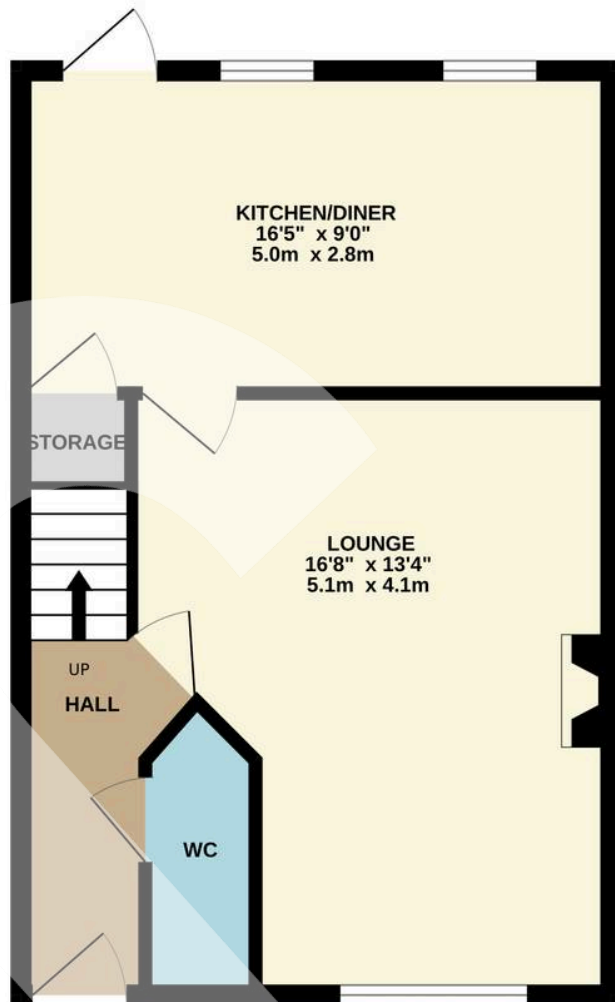
The first-floor landing has been laid to carpet and provides access to the loft space, has a fitted airing cupboard and has doors leading to all further rooms. The master bedroom has a window to the front aspect with a fitted wardrobe to one side, the room has been laid to carpet with a door leading to a newly fitted en-suite shower room. There are two further bedrooms both serviced by the family shower room that has been renovated by the current owner.

OUTSIDE

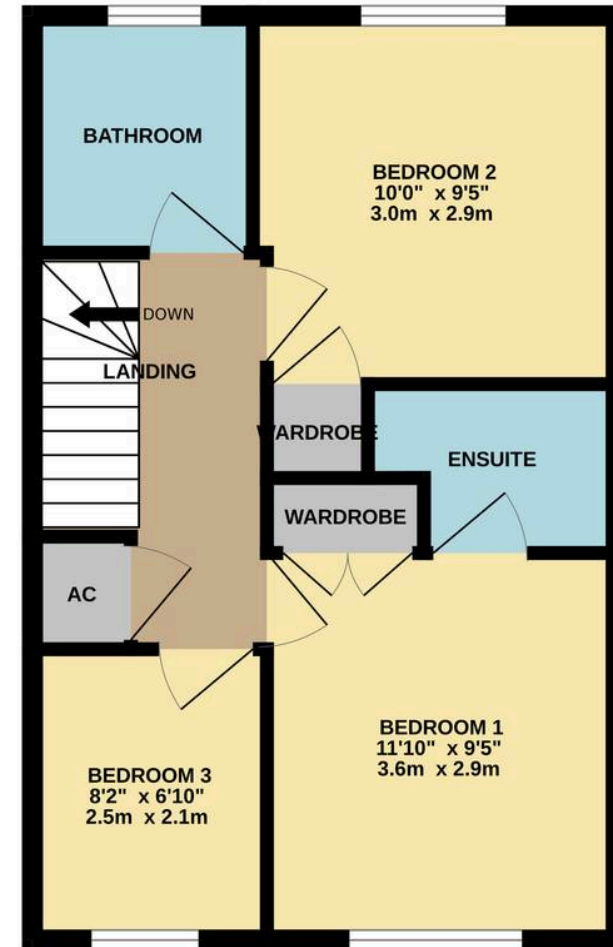
To the front of the property there is off road parking for two vehicles, which includes a car port plus one further allocated parking space. The enclosed rear garden has a paved seating area with fence boarders with the rest being laid to lawn with a selection of planted shrubbery.



GROUND FLOOR



1ST FLOOR



1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG



02381 102221



chandlersford@rowehomes.co.uk

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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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

