



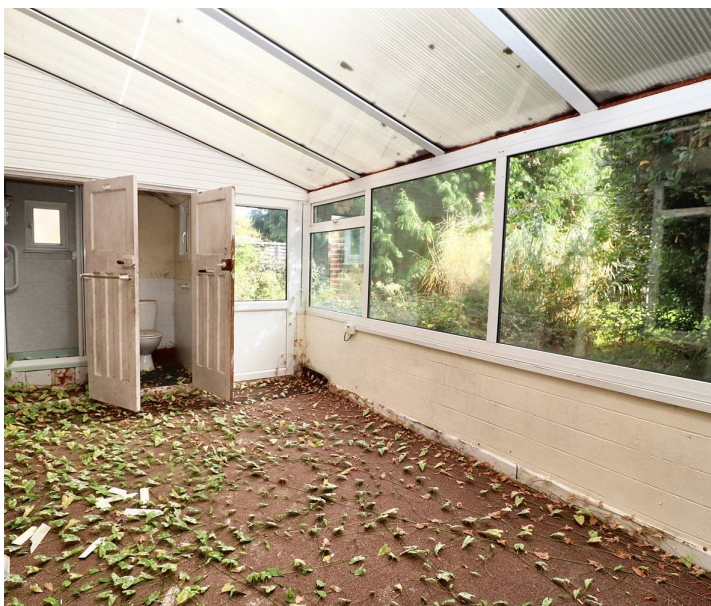
Rowe
& Co.

Ropley Botley Road, West End

Southampton

Guide Price £500,000

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Ropley Botley Road

West End, Southampton

INTRODUCTION

A fantastic opportunity for builders, developers, or those looking for a substantial project, this three-bedroom detached character home is set on an impressive and established plot of approximately 0.4 acres. Offered with no forward chain, the property requires full refurbishment throughout and presents enormous potential to improve, extend or redevelop, subject to the relevant planning permissions. Ideally positioned in the sought-after area of West End, close to the village centre and all local amenities, this home offers a rare chance to create a stunning family residence in a desirable location. The accommodation comprises a spacious entrance hall that leads into a large 28ft dual-aspect lounge and dining room, which provides access to a conservatory overlooking the rear garden. The kitchen/breakfast room is situated at the rear of the property with views to the garden, and there is also a ground floor cloakroom. Upstairs, the first-floor landing has a side-facing window and provides access to three well-proportioned bedrooms along with a family bathroom/cloakroom. The main bedroom and third bedroom both overlook the front of the property, while the second bedroom and bathroom are positioned to the rear. Externally, the property benefits from a large driveway offering ample off-road parking, a garage, and beautifully mature gardens that wrap around the home, offering a high degree of privacy and space for outdoor living or future extension. This is a rare and exciting chance to unlock the full potential of a character home on a generous plot in one of the area's most popular locations. Early viewing is strongly recommended to fully appreciate the scope on offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Forward Chain
- Attention Builders / Developers
- Large Plot Approximately 0.4 Acres

Ropley Botley Road

West End, Southampton

LOCATION

West End is a highly desirable, village-style suburb located to the east of Southampton. Known for its welcoming community and strong local identity, the area benefits from excellent road, rail, and air connections — making it an ideal location for commuters and families alike.

The vibrant high street offers a wide selection of independent shops, cafés, and local amenities. Families are well catered for with a choice of highly regarded schools for all age groups nearby. Leisure and outdoor pursuits are in abundance, with Itchen Valley Country Park providing expansive green space and family activities, while Manor Farm Country Park offers scenic riverside walks along the Hamble. Sports and entertainment are easily accessible, with The Ageas Bowl, home of Hampshire Cricket, hosting international matches and live music events throughout the year. Just a short drive away, Hamble and Bursledon provide picturesque marinas and yachting facilities, ideal for sailing enthusiasts.

For retail therapy, the nearby retail park offers excellent out-of-town shopping options, while Eastleigh town centre is just 10 minutes away, boasting a wide range of shops, restaurants, a cinema, and bowling complex. With convenient access to the M27, M3, and the national rail network, West End is perfectly positioned for both local living and wider travel.

- No Forward Chain
- Attention Builders / Developers
- Large Plot Approximately 0.4 Acres
- Cash Buyers Only
- Potential To Further Improve / Extend



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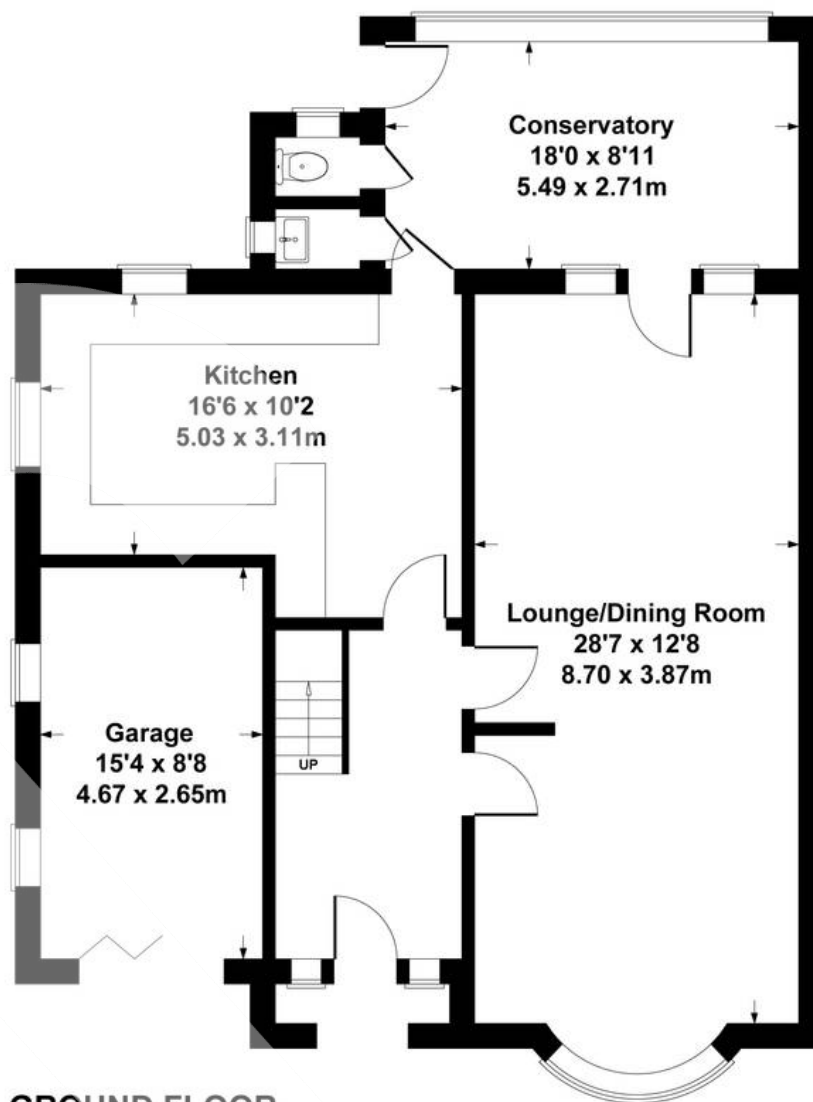


Ropley, Botley Road

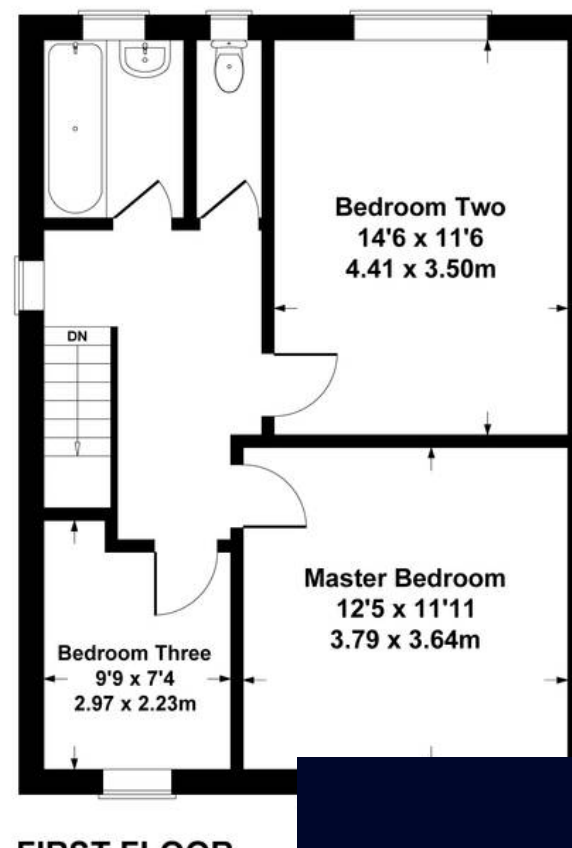
Approximate Gross Internal Area
1593 sq ft - 148 sq m

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

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GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

