



16 MADDOXFORD LANE

Botley, SO32 2DG

£670,000

**WELLER
PATRICK**



PROPERTY FEATURES

A spacious detached four bedroom chalet style property with a large plot and offering flexible accommodation
Kitchen/breakfast room • Lounge/dining room • Utility room • Two bathrooms • Family room/Annex living room
Second kitchen • Cloakroom • Three ground floor bedrooms • Double bedroom on the first floor
Good size rear garden • Large front garden with driveway & ample off road parking



DESCRIPTION

An attractive and spacious detached four bedroom chalet style house with large and flexible accommodation. The properties design and current layout provides for the ability to utilise an area of the property as an annex.

The property enjoys a pleasant and established location within this popular area and is set back from the road with a large front garden and plenty of parking. The rear garden is also attractive and of a good size. The village of Botley is within a short distance with its traditional square, shops and services.

The principle accommodation includes three bedrooms on the ground floor and a family bathroom. There is a large lounge / dining room with doors to the rear garden and an attractive kitchen/breakfast room. There is a further wing to the left which provides a good sized kitchen a second sitting/family room and on the first floor a double bedroom, bathroom and large walk in loft area.

Maddoxford Lane is desirable and conveniently located providing ease of access yet with rural countryside closeby. The pretty, country town of Bishops Waltham with its traditional high street including coffee and other shops and services is within a short drive.

The major south coast centre of Hedge End is also within a short distance and provides excellent shopping facilities with access onto the M27 motorway. Botley Station is also nearby with main line services to London.

Viewing of this individual property is highly recommended.

DIRECTIONS

From our office head out of Bishops Waltham along Botley Road and follow this road along for some distance turning right where signposted Boorley Green into Wangfield Lane. Follow the road and turn left into Maddoxford Lane where the property can be found a short way along on the left hand side.

LOCAL AUTHORITY AND SERVICES

Eastleigh Borough Council
Council Tax band E
Mains gas, electricity and drainage

VIEWINGS

By appointment through Weller Patrick.
Tel: 01489 893555

Particulars amended on 4th March 2024.



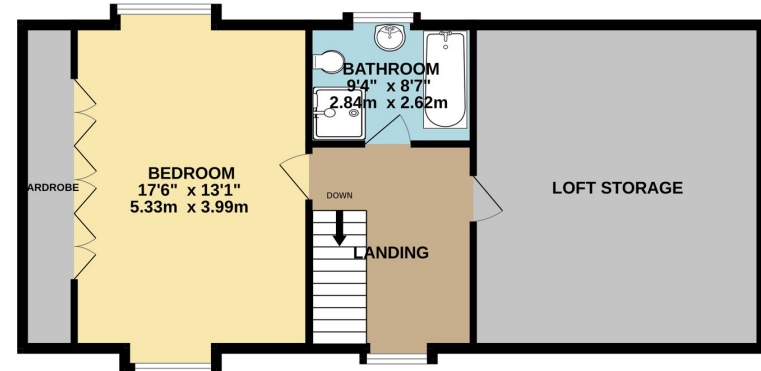
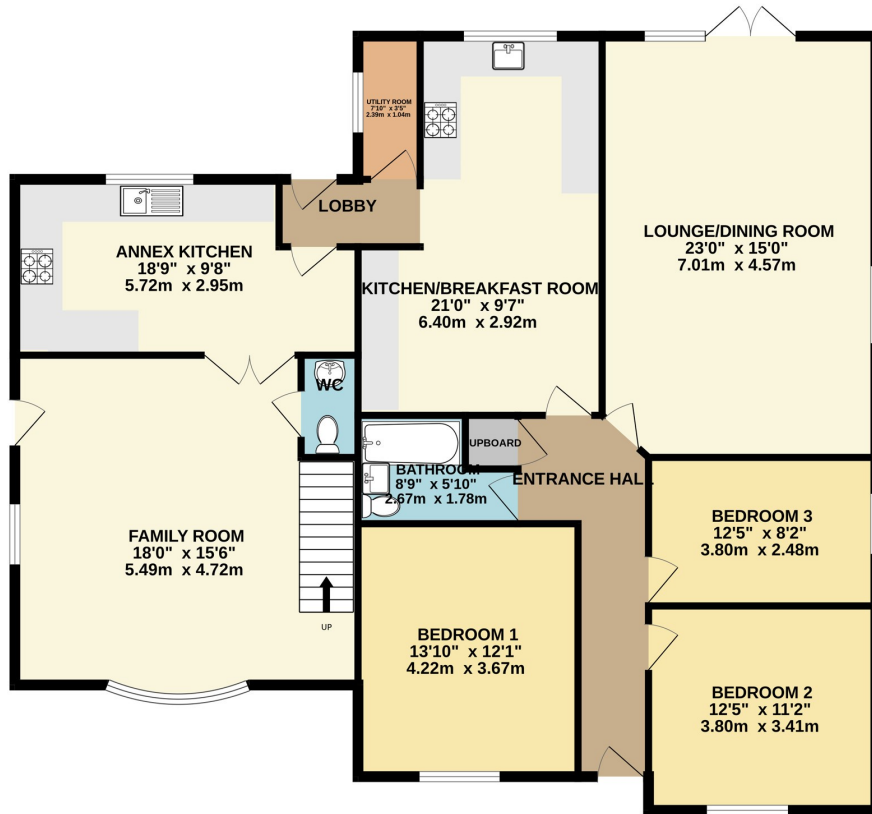


16 Maddoxford Lane
 Botley
 Southampton
 SO32 2DG

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	7.2	7.9
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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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Address:
 16 Maddoxford Lane

