

# 2 GREGORY LANE

Durley, SO32 2BS  
Asking Price £700,000



WELLER  
PATRICK



## PROPERTY FEATURES

A well-presented, individual, character property

Sought After Location • Rural setting adjoining fields

Three bedrooms • Superb Open Plan Kitchen/Dining Room • Sitting Room with open fire • Bathroom

Separate Utility and Cloakroom • Established attractive garden • workshop

Viewing highly recommended

## DESCRIPTION

A beautifully presented and extended character three bedroom home set along an established rural lane backing directly onto adjoining paddocks.

Accommodation on the ground floor briefly comprises a superb open plan kitchen/dining/family room, sitting room with feature open fire, separate utility room and cloakroom.

On the first floor there are three double bedrooms and a bathroom. Additional benefits include parking for numerous vehicles, a large workshop, an attractive garden with raised beds and a patio area with stunning views over adjoining paddocks to the rear.

To fully appreciate both the property's location and the accommodation on offer, an early viewing is recommended.

The village of Durley benefits from a popular primary school, church and two well-renowned public houses.

The village is also conveniently situated close to the pretty market town of Bishops Waltham, which has a broad range of shops and amenities, and to the neighbouring village of Botley which has a mainline railway station. Nearby Hedge End provides access to a range of stores and the M27 motorway.

Early viewing is highly recommended.



## DIRECTIONS

From Bishops Waltham take the B2177 towards Winchester. Turn left into Winters Hill and continue into Durley Street. Just before the village hall turn left into Parsonage Lane and follow the road until it turns sharply to the right, then take the second left into Gregory Lane. The property can be found on the right hand side after a short distance.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council  
Council Tax band E

## VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555

Particulars prepared 15th February 2024





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address:  
 2 Gregory Lane

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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