

ROSELEA

Botley Road, Southampton, SO32 2HL

Asking Price £399,950

WELLER
PATRICK
FOR SALE 01489 893333

WELLER
PATRICK



PROPERTY FEATURES

An older, character, two-bedroom, semi-detached home enjoying a semi-rural location with large garden & ample parking

Sitting Room ● Dining Room ● Kitchen ● Conservatory ● Two Bedrooms ● Family Bathroom

Large Rear Garden ● Summer House ● Driveway Parking ● Internal Viewing Recommended



DESCRIPTION

An older character semi-detached house which enjoys a semi-rural yet accessible location in the area of Shedfield which is just a short drive to Botley village which features a station with main line rail links. The country town of Bishops Waltham is also within a short drive and offers a range of shops and services from its traditional and most attractive high street.

This property is both spacious and well-presented and benefits from a large driveway and parking plus a large rear garden which widens considerably at the very rear where there is a summerhouse and shed. Overall, this property offers a good combination of accommodation, location and outside space. The property also benefits from a good-sized loft space with scope subject to planning and building regulations to possibly extend into the attic.

The sitting room and dining room benefit from a shared log burning stove and the dining room has doors to the garden. There is a light and airy kitchen with double doors leading into the conservatory/garden room. On the first floor are two bedrooms with bedroom one being of a good size and equipped with Ikea wardrobes to one wall. The bathroom also includes a shower cubicle.

Early viewing is recommended.

DIRECTIONS

On leaving Bishops Waltham proceed along the Botley Road (B3035 towards Botley). Take the third left into Chapel Lane, continue over the small crossroads and at the junction turn left onto Kitnocks Hill. Roselea will be seen on the left after a short distance.

Particulars prepared 17 July 2024

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band D

Services Mains electricity & water. Electric heating system through radiators. Mains drainage

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555



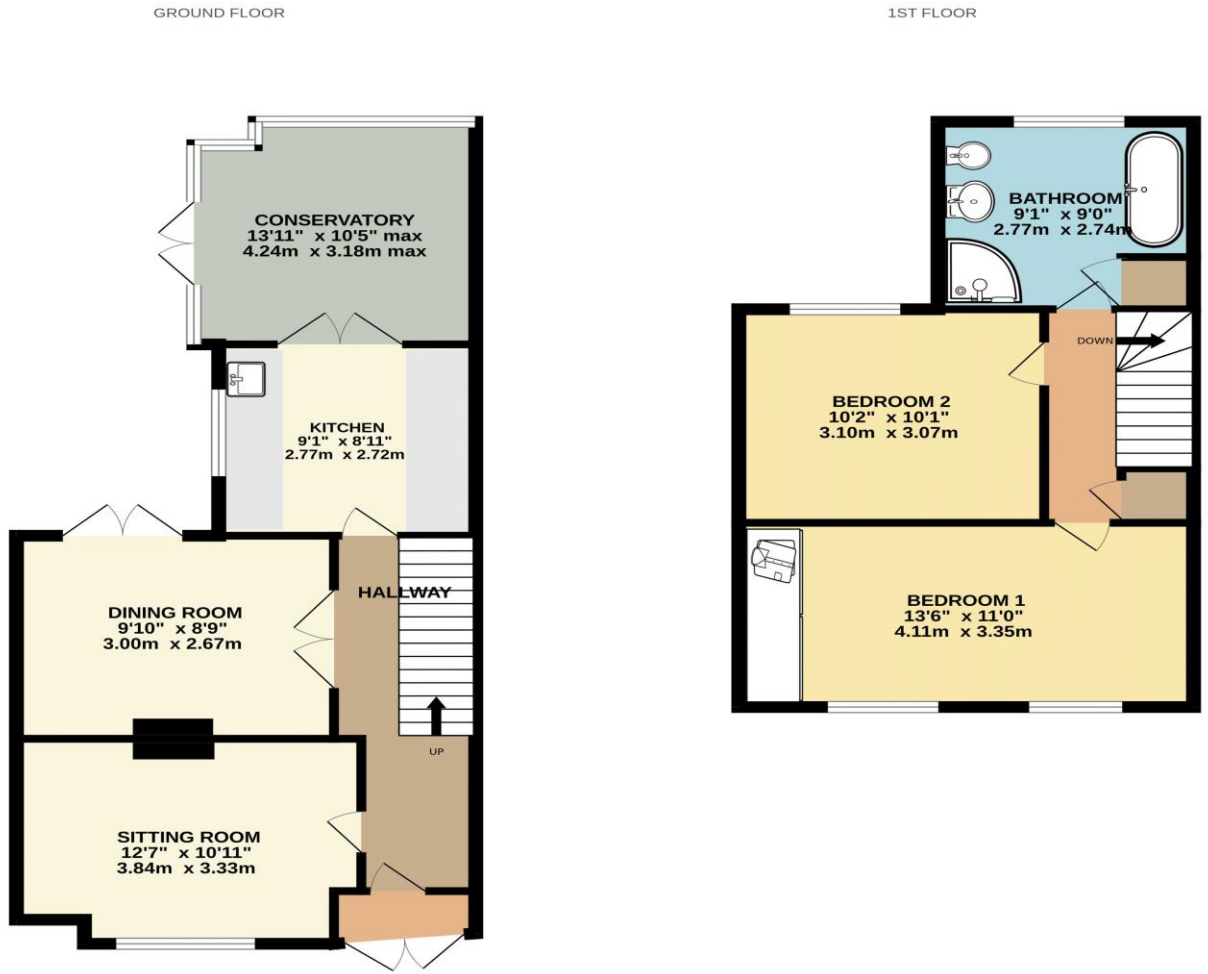


Roselea
 Botley Road
 Shedfield
 SO32 2HL



Agents Note

The owners have advised that the agricultural field to the very rear of the long garden may possibly have a change of use. This would of course be subject to planning permission being obtained. Attached is a link to Hampshire County Councils website and the appropriate section. We wish to suggest to potential buyers that this property offers a good combination of accommodation garden and location, and we would certainly encourage viewings to fully appreciate all this property has to offer. <https://planning.hants.gov.uk/Planning/Display/SCR/2023/0650>



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	