



THE COPSE,

2 HILLSIDE, KITNOCKS HILL, CURDRIDGE, SO32 2HJ

Asking Price £600,000

WELLER
PATRICK



PROPERTY FEATURES

An attractive semi-detached character home in a tucked away position in the sought after semi-rural village of Curdridge

Entrance Hall • Cloakroom • 25' Kitchen/ Dining/ Family Room • Lounge

Three Bedrooms • En-suite & Walk in Wardrobe to Master Bedroom • Family Bathroom

Attractive Garden • Detached Former Garage / Home Office • Driveway Parking • Viewing Recommended



DESCRIPTION

An attractive semi-detached, character, family home dating back to early 1900's set in a secluded semi-rural position along on a private no through road in the sought after village of Curdridge.

This charming family home offers spacious accommodation throughout. At the heart of home is a dual aspect 25' kitchen/dining/family room with french doors opening into the private rear garden. A generous dual aspect lounge provides ample space and features a wood burning stove and stairs to the first floor. A useful entrance hall and cloakroom complete the ground floor accommodation

On the first floor there are three good sized bedrooms with the master bedroom benefiting from a walk-in wardrobe and en-suite shower room. A family bathroom serves the other two bedrooms.

The property is accessed by the private road leading to the front of the house where there is driveway parking and an EV charging point. The former detached garage has been converted to be used as a home office space. The home office is double glazed, has power, light and air conditioning.

The rear garden is of a good size and features a generous raised patio area perfect for outside dining and entertaining. The village of Curdridge has a popular primary school, church, cricket ground, pub and benefits from being conveniently close to Botley, which has a mainline railway station.

The village is only minutes away from the pretty market town of Bishops Waltham and the historic village of Botley which both offer an excellent range of amenities, and the Cathedral City of Winchester is around half an hour away by car. The property is also well positioned for access to the A32, M27 and M3 road networks, providing swift access to the cities of Southampton & Portsmouth.

An internal viewing is recommended to appreciate all the charm and space this family home has to offer.

DIRECTIONS

From Bishops Waltham take the B3035 to Botley. On entering the village of Curdridge proceed past the pond on the right and then turn second left into Chapel Lane. At the end of Chapel Lane proceed straight across and then turn left into Kitnocks Hill and towards Wickham. Drive down the hill for a short distance and the entrance to Hillside will be seen on the left. The property can be found after a short distance on the left.

Particulars prepared 9th August 2025

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Services Mains electricity, gas, water and drainage. Gas central heating.

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

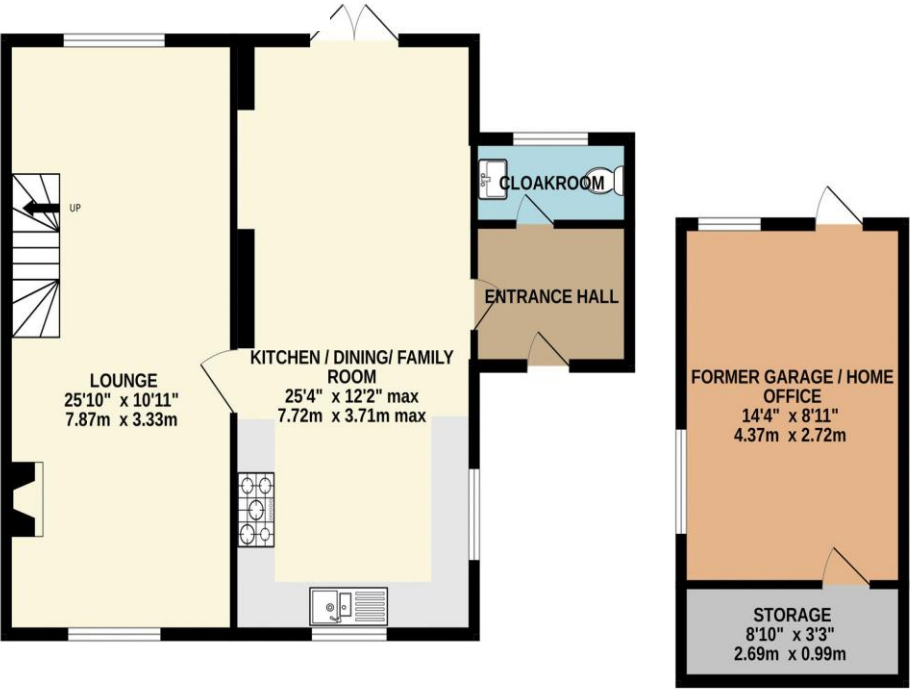




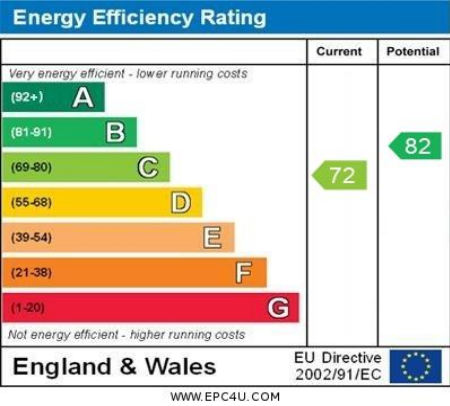
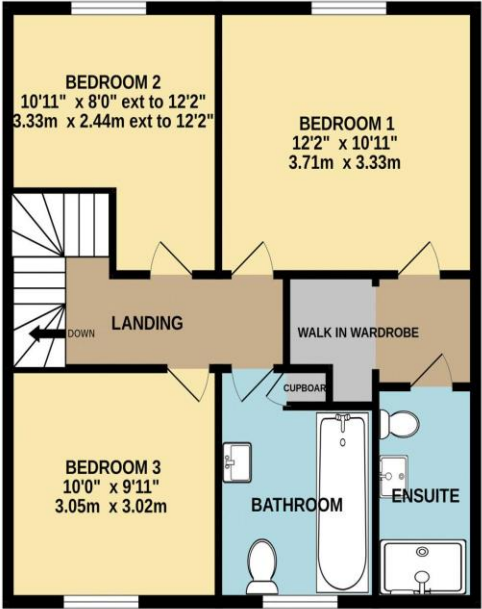
The Copse,
2 Hillside
Kitnocks Hill
Curdrige,
SO32 2HJ



GROUND FLOOR



1ST FLOOR



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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