



RICHMONDS

2a Oatlands Road, Botley, Southampton, SO32 2DE

£760,000

A modern, attractive home built 8 years ago by a local builder "Brookeswood Developments Limited" and located near the charming village of Botley. This stylish 4-bedroom house has an open plan design to suit modern family living.

Features include a spacious kitchen/family dining room offering plentiful storage and worktop space with built in appliances and is ideal for entertaining. In addition, there is a large dual aspect lounge with log burner, a ground floor WC and a useful utility room, coupled with three cupboards in the hallway. There is the added benefit of underfloor heating as well as bifold doors to the garden from the lounge and the family room. Plantation shutters, blinds and curtains will remain.

The first floor has 4 large bedrooms with two bathrooms, one of which is an ensuite shower room. A lovely feature is the landing area which is light and airy with built in cupboards.

Externally, there is parking for four cars, an enclosed front garden and side access to the rear. The back garden has a degree of privacy and has been beautifully designed. The garage is a good size.

This wonderful family home has a semi-rural location but still retains excellent transport links such as the railway stations in Botley and Hedge End along with easy access to the varied shopping amenities based around nearby Hedge End. The beautiful Manor Farm Country Park is also close by.

Other Information

Tenure: Freehold

Heating: Gas central heating / underfloor heating to the ground floor

Windows: UPVC double glazing

Loft: Ladder and partially boarded

Energy Rating: B (solar panels to remain)

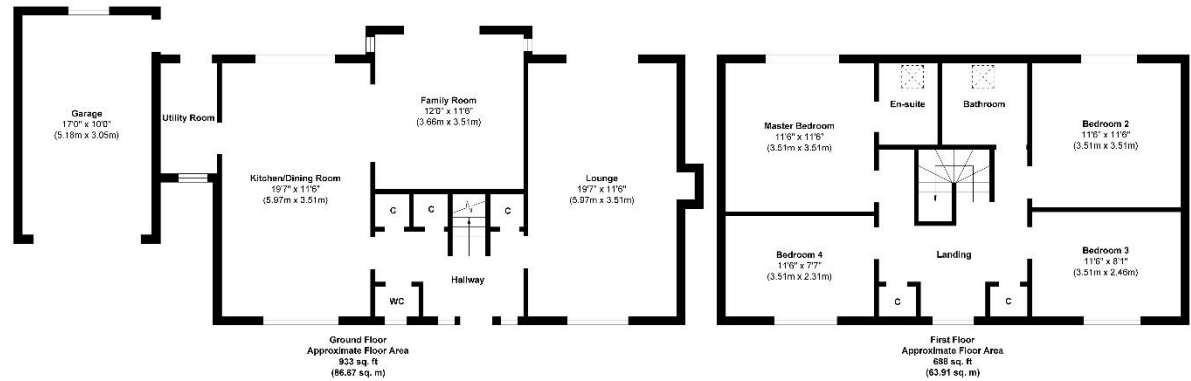
Sellers Position: No forward chain

Local Information:

Council Tax: E

Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 1621 sq. ft / 150.58 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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