



7 Park View, Botley, SO30 2AB

£550,000

WHITE & GUARD



# 7 Park View

Botley, Southampton

## INTRODUCTION

Situated on a good size plot, this three bedroom, detached chalet home benefits from a detached garage, driveway parking and a beautiful, larger than average rear garden backing onto woodland.

The accommodation on the ground floor comprises a spacious, triple aspect lounge/diner, modern kitchen/breakfast room, conservatory, one double bedroom and a cloakroom. On the first floor there are two further double bedrooms, a family bathroom and access to eaves storage space.

## LOCATION

The property is situated in the popular village of Botley and benefits from being close to the pretty village centre, which offers a range of shops, pubs, restaurants and amenities, including the reputable Botley C of E Primary School. Botley's mainline train station is located on the outskirts of the village, providing links to London.

## DIRECTIONS

Upon entering Park View from Winchester Street, the property can be found a short way along on the right hand side.

- TENURE - FREEHOLD
- EPC ORDERED
- EASTLEIGH BOROUGH COUNCIL BAND E







## INSIDE

The porch leads through to the inviting entrance hall, which has stairs leading to the first floor, two storage cupboards and doors through to all principal rooms. The generous lounge/diner is a triple aspect room with a feature fireplace to one wall. A door from the dining area leads through to the kitchen/breakfast room which has windows to the rear aspect and has been fitted with a modern range of shaker style wall and base units. There is a built-in double oven and hob with extractor over, a built-in larder cupboard and space for an American style fridge/freezer. A door to the rear leads through to the conservatory, which enjoys views across the rear garden and has a door opening onto the patio area.

The ground floor double bedroom is a well-proportioned room with a window to the front. The adjacent cloakroom comprises a WC, vanity wash hand basin and a window to the side.

On the first floor, the good size master bedroom has windows to the front and rear, enjoying views across the rear garden, as well as a range of fitted wardrobes and storage. Bedroom two, which is also a dual aspect, double room, has a built-in wardrobe and cupboard, and access to a good sized, eaves storage space. The bathroom has been fitted with a white suite comprising a panel enclosed bath with shower over, wash hand basin, WC and a window to the rear.



## OUTSIDE

To the front there is a lawned garden with a selection of plants and shrubs, with a driveway to the side leading to the good size, detached garage. Gated access leads round to the larger than average rear garden, which has been beautifully maintained and backs directly onto an area of woodland, offering a good degree of privacy.

There are two paved patio areas, a feature rockery with a bridge and a shingled area at the end, leaving the rest of the garden mainly laid to lawn with a variety of attractive plants and shrubs.



## BROADBAND

Ultrafast Full Fibre Broadband is available with download speeds of 60-80 Mbps and upload speeds of 16-20 Mbps. Information has been provided by the Openreach website.

## SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



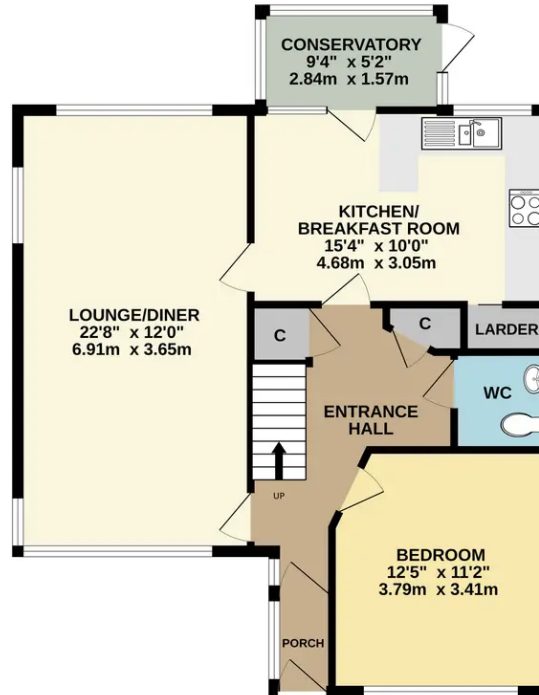
**rightmove**

**PRS** Property Redress Scheme

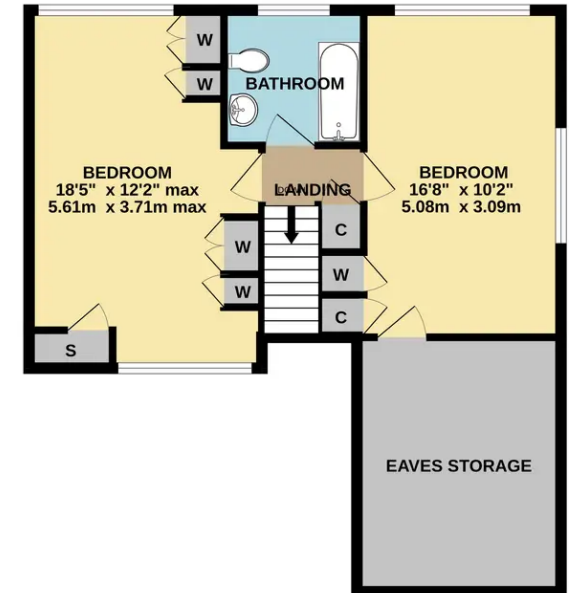
**Zoopla**



GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

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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