



Elm Tree Lodge, Durley Street, Durley - SO32 2AA

In Excess of £775,000

WHITE & GUARD



# Elm Tree Lodge Durley Street

Durley, Southampton

## INTRODUCTION

A rare opportunity to purchase a detached family home in a highly sought after location in Durley. The property sits on a large established plot and has views over neighbouring fields. The flexible accommodation briefly comprises of a downstairs cloakroom, study, living room, large kitchen/diner, sitting room and attached double garage. Upstairs there are four double bedrooms with ensuite to the master alongside a family bathroom.

## LOCATION

The village of Durley benefits from a popular primary school, a 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 Winchester is only twenty minutes away. It is also close to the neighbouring villages of Botley and Hedge End which are both served by mainline railway stations. All main motorway access routes are within easy reach and Southampton Airport is less than half an hour away.

- WINCHESTER COUNCIL - BAND F
- FREEHOLD
- EPC RATING C
- FOUR BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE
- RURAL LOCATION WITH COUNTRYSIDE VIEWS
- BEAUTIFULLY LANDSCAPED GARDENS
- ENSUITE TO MASTER BEDROOM







## INSIDE

Upon entering the property you are greeted by a spacious entrance hall with doors leading to all accommodation and stairs to the first floor. The whole of the downstairs benefits from underfloor heating. The downstairs cloakroom is fitted with a low level WC, corner mounted hand wash basin and solid wood flooring. The 16ft lounge has a feature bay window to the front, laid to solid wood floor with feature fire place and various TV and power points providing ample room for freestanding furniture. The 21ft kitchen/diner extends to the rear of the property, laid to tile with matching base and wall units and quartz worktop. There is both space and plumbing for a large American style fridge/freezer and the kitchen is fitted with an electric double oven with gas hob and extractor over. There is an internal door to the double garage and a pantry providing ample dry food stores under the stairs. Through an opening there is a further sitting room with beautiful vaulted ceiling and triple aspect windows allow natural light to flood the room. There are French doors out to the rear garden.

Upstairs, there are four double bedrooms with an ensuite bathroom to the master and family bathroom. The master suite comprises of a large room laid to carpet with dressing room and ensuite bathroom. The bathroom comprises of a walk in shower, panel enclosed bath, low level WC, wall mounted hand wash basin and chrome heated towel rail. The room is laid to tile with wall tiling to key areas. The family bathroom comprises of a panel enclosed bath with shower over, low level WC, pedestal hand wash basin, chrome heated towel rail with tiled floors and wall tiling to principal areas.

## OUTSIDE

To the front of the property there is a large driveway providing off road parking for multiple vehicles. Pedestrian side access to the rear garden is possible through a gated walk way. The rear garden has been beautifully landscaped to provide two, tiered paved seating and entertainment areas, planted with a range of flowers and attractive shrubs. The third tier to the top is laid to lawn with a summer house and provides enviable views over the fields to the rear.





## 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

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