



Ash Corner Gordon Road, Curdridge - SO32 2BE

In Excess of Offers in Excess of £650,000

WHITE & GUARD



# Ash Corner Gordon Road

Curdrige, Southampton

## INTRODUCTION

Positioned along a quiet road in Curdrige and set on a private corner plot overlooking fields is this four bedroom detached family home with detached double garage and driveway. The well-proportioned home includes a lounge dining room, kitchen breakfast room, conservatory and ground floor WC. Across the first floor are four bedrooms with an en-suite to the master and separate family bathroom. Externally the property boasts private south facing wrap around gardens which are laid to lawn, decking and patio.

## LOCATION

The village of Curdrige has a popular primary school, church, cricket ground with pavilion and the award winning Cricketers pub is a 5 minute walk away from the property. The property benefits from being conveniently close to Botley, which has a mainline railway station benefiting from direct access to London. The village is minutes away from the pretty market town of Bishops Waltham and less than half an hour away from both Winchester and Southampton Airport, with all main motorway access routes within easy reach.

- WINCHESTER COUNCIL BAND F
- EPC RATING D
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- SET ON A CORNER PLOT OVERLOOKING FIELDS
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY AND DETACHED DOUBLE GARAGE
- PRIVATE AND WELL MAINTAINED SOUTH FACING GARDEN



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## INSIDE

Access to the property is gained by a wooden gate set within adjoining hedging and opens to a tiered path which is enclosed by wooden sleepers, leading to a covered porch, a composite door leads into the entrance hall. The well presented hallway has stairs leading to the first floor, an understairs storage cupboard and access to the ground floor WC. Attractive doors lead to the principal living accommodation. The light and airy living room showcases dual aspect windows and feature a log burning fire with oak mantle over, vertical wall radiator and is laid to oak flooring. The room seamlessly extends to the dining area which is also laid to oak flooring, has double glazed French doors opening to the garden and internal oak door leads to the kitchen. Comprising a generous range of matching wall and base units the kitchen as has complimentary work surfaces over which incorporate an inset gas hob, electric oven and grill and stainless steel sink and drainer. The room provides space for a fridge freezer, space and plumbing for a dishwasher, washing machine and tumble dryer. A freestanding central island allows for breakfast bar seating and double doors to one side open into the conservatory that acts as an excellent addition to the living space and in turn leads out to the rear courtyard and garden.

A large double glazed window to one side provides plenty of natural light to the first floor landing, doors lead to all bedrooms and access to the boarded loft space can be gained via a loft hatch. The master bedroom enjoys an enviable position with dual aspect windows providing elevated rural views across fields and benefits from a double fitted wardrobe. Further to this, there is an en-suite shower room complete with WC and wash hand basin. Also offering attractive views are bedrooms two and four, the second bedroom a well proportioned double room has fitted wardrobes, where as bedroom three allows space for freestanding bedroom furniture. The family bathroom suite comprises a panel enclosed bath with mains rainfall shower and fitted glass shower screen, WC, wash hand basin with storage cupboard under and a heated towel rail.





## OUTSIDE

To one side of the property is a driveway, which in turn leads to a detached double garage that can be accessed via up and over doors, has power and lighting and a door to the garden. The wonderfully kept gardens wrap around three sides of the property. The rear courtyard provides a perfect outside entertaining area which is laid to slate chippings and leads to a raised decking and patio terrace complete with lighting, power points and even provides space for a "fridge". In consideration of its private position and outside power it would also be well suited to housing a hot tub or an evening meal area. The majority of the garden is laid to well-maintained lawns which sweep around the house and are complimented by plant borders and mature hedging encompasses the plot providing a truly private setting.

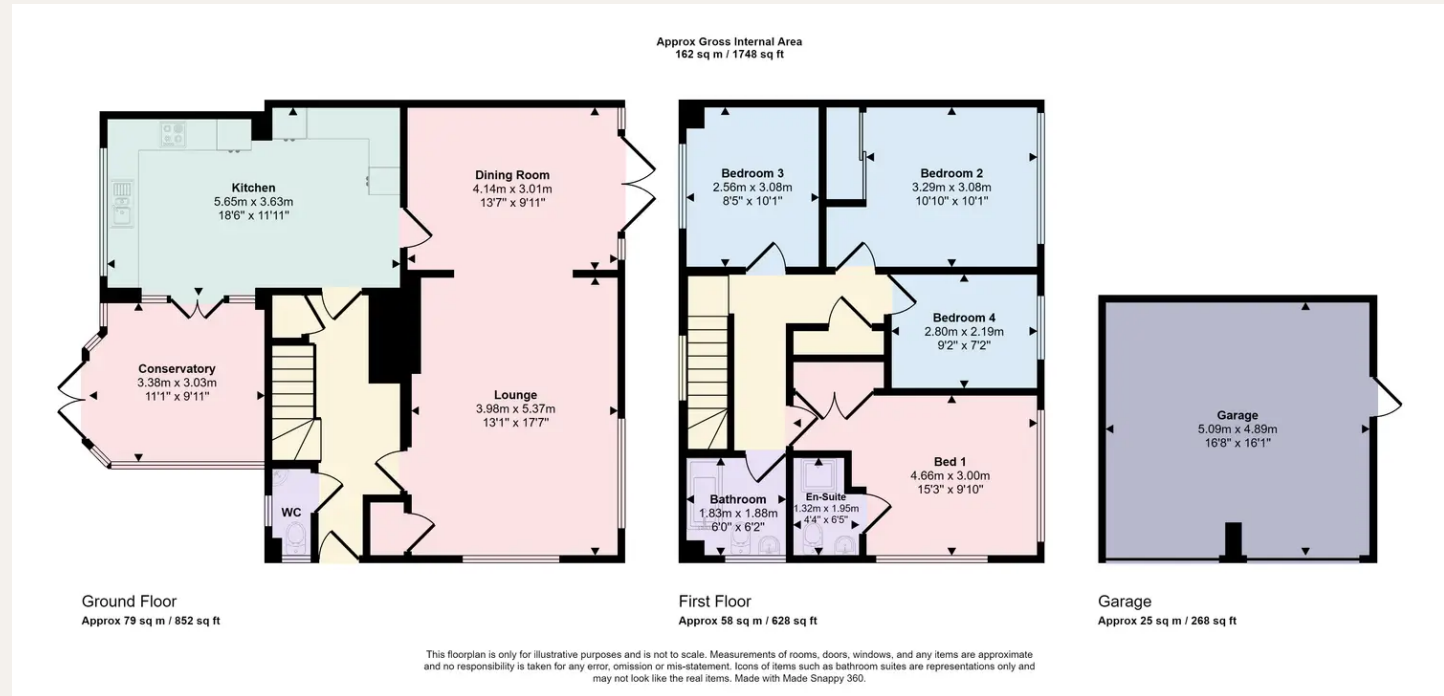
## SERVICES:

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

Broadband ; Superfast Fibre Broadband 15-26 Mbps download speed 1 - 3 Mbps upload speed. This is based on information provided by Openreach.

## 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.



T: 01489 893946

Brook House, Brook Street, Bishops Waltham,  
Soutahampton, Hampshire, SO32 1AX

E: [bishopswaltham@whiteandguard.com](mailto:bishopswaltham@whiteandguard.com)

W: [whiteandguard.com](http://whiteandguard.com)

