



Hawthorne Durley Street, Durley - SO32 2AA

In Excess of £525,000

WHITE & GUARD

Hawthorne Durley Street

Durley, Southampton

Constructed in 1901 this beautifully appointed character cottage is offered with no forward chain. Occupying an enviable position overlooking open fields and set in the heart of Durley the property showcases beautifully presented accommodation which includes a living room with log burning fire, kitchen dining room, large conservatory and ground floor WC. Across the first floor are two double bedrooms and a re-fitted bathroom suite, while the second floor gives access to sizeable loft room. Externally there is a large driveway capable of accommodating multiple vehicles including a motorhome and the fantastic rear garden extending to around 160ft backs directly onto open fields enhanced by a oak framed summer house with glazed doors and log burning fire.

LOCATION

Durley benefits from a popular primary school, village church, has two pubs and also benefits from being conveniently close to both the pretty market towns of Bishops Waltham and Wickham, neighbouring Botley which has a mainline railway station is also nearby, and is approximately 20 minutes away from Southampton Airport along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND D
- EPC RATING E
- FREEHOLD
- TWO BEDROOM CHARACTER COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- NO FORWARD CHAIN
- LIVING ROOM WITH LOG BURNING FIRE
- TWO DOUBLE BEDROOMS
- SIZABLE LOFT ROOM
- LARGE DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- APPROX 160FT REAR GARDEN WITH COUNTRYSIDE VIEWS



WHITE & GUARD



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INSIDE

A composite door opens into the entrance hall, has glazed windows to either side and is laid to engineered oak flooring. Internal oak doors open to both the living room and kitchen diner. The cosy living room has been finished to a brilliant cosmetic standard and strikes the perfect in modern living, while retaining the character to this lovely home. Creating a great focal point to the room is the log burning fire with striking oak mantle over and tiled hearth which are complemented by a bespoke fitted dresser unit and fitted shutters to the front elevation. The kitchen provides an extensive range of matching wall and base level work units with oak counter tops over that incorporate an inset butler sink, offers space for a range cooker and American style fridge freezer and further benefits from an integrated washing machine. The well proportioned room allows plenty of floor space for a dedicated dining area. A door to the rear leads to the inner hall which has stairs leading to the first floor and a recess which has been utilised to provide space and plumbing for a washing machine. The spacious conservatory gives a lovely outlook across the gardens and beyond, benefits from having under floor heating and gives access to a conveniently located cloakroom WC.

The first floor landing has a flight of stairs leading to the second floor and internal oak doors lead to all accommodation. The excellent size master bedroom showcases three quarter panelled walls and two fitted wardrobes either side of a beautiful window seat which offers far reaching rural views. Bedroom two also a generous double room benefits from a fitted cupboard while still allowing space for freestanding bedroom furniture. Both bedrooms have fitted shutter blinds to the front elevations and column radiators which help retain a traditional feel to the rooms. Finished to an excellent standard the bathroom suite has a panel enclosed bath with mains rainfall shower head over and fitted glass shower screen, there is a floating wash hand basin, WC and chrome heated towel rail. A recess incorporates a useful storage area and the room is finished with tiled flooring and tiled walls to the principal areas. The 22ft loft room has two velux windows to the rear elevation and eaves storage space to both sides.



OUTSIDE

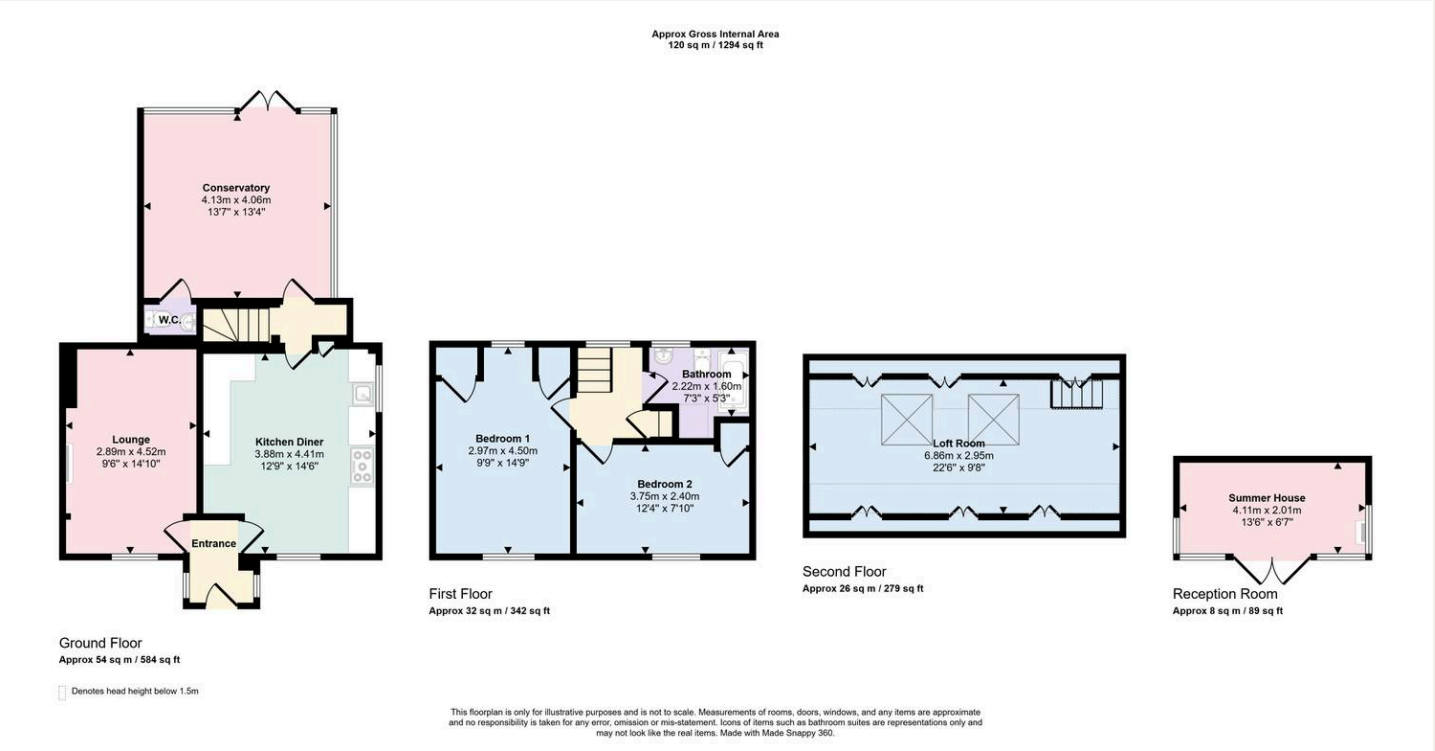
To the front of the house a dropped kerb provides vehicular access to large, shingled driveway, which can accommodate multiple vehicles. The 160ft (approx.) rear garden is a wonderful space to enjoy. Extending from the rear of the house is a block paved patio terrace with low level wall to either side incorporating planted borders. A retaining wall to the rear of the patio extends to a large, two-tiered lawn. Towards the rear boundary is an oak framed out building with glazed floor to ceiling doors and windows which provide a glorious outlook onto the neighbouring fields, complete with its own log burning re its a lovely tranquil space to enjoy

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 : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download 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.



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