



2 Hillside Kitnocks Hill, Curdridge - SO32 2HJ

In Excess of £600,000

WHITE & GUARD



## 2 Hillside Kitnocks Hill

### Curdrige, Southampton

Combining both character and modern living, this beautiful family home has evolved over the years and now offers both charm and versatility. Internally the house has a lovely light and airy feel with a well proportioned entrance hall, cloakroom, 26ft sitting room with open fire and study area at one end, with the heart of the house then being the spacious kitchen/dining/family room that opens out onto the patio area. On the first floor there are then 3 double bedrooms with the master bedroom having been thoughtfully designed to incorporate a dressing room and modern ensuite and modern family bathroom. Outside, the house comes with a driveway providing ample parking, a garage that has also been converted into an office in part with utility room and store to the front. The rear garden, again a good size has been fully landscaped and also backs directly onto paddocks. The house also has had planning permission granted for a double storey extension to the side-Winchester City Council planning No. 21/02518/HOU, permission was granted on the 2/12/2021. So, to fully appreciate everything this truly beautiful family home has to offer, as well its great location, an early viewing is undoubtedly a must.

#### LOCATION

The village of Curdrige has a popular primary school, church, cricket ground and pavilion and also benefits from being within walking distance of Botley and its mainline railway station, only minutes away from the pretty market towns of Bishops Waltham and Wickham and less than half an hour away from both the Cathedral City of Winchester and Southampton Airport, with all main motorway access routes for direct links to Southampton, Portsmouth, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND E
- EPC RATING C
- FREEHOLD



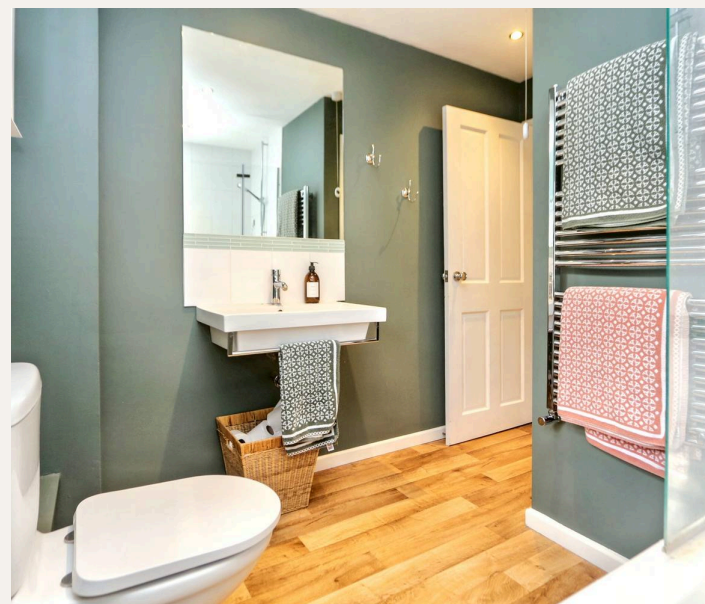




## INSIDE

The house is approached via the brick block paved driveway leading to an attractive porch and front door which then takes you immediately through to an inviting entrance porch that has Travertine tiled flooring, spotlights and a door to one side leading through to a modern cloakroom. From the hallway an opening takes you directly into the heart of the house, the beautiful kitchen/dining/family room that is a lovely bright room with windows to both the front and side, in addition to a set of French doors from the family room that also has beautiful oak flooring, that lead out onto the rear patio. The kitchen itself is fitted with a stylish range of period style wall and base units with wooden worktops, a ceramic  $\frac{1}{2}$  bowl sink and range of appliances including an oven and hob, fridge, freezer and dishwasher. The room also has spotlights throughout as well as Travertine tiled flooring with underfloor heating. The sitting room, which is open plan, with an additional part of the room the current owners use as a large study area, has a window to the front with the main focal point of the room then being the open replace with oak mantle and inset wood burning stove and fitted shelving to either side. The room also has wall lights, wood effect flooring and staircase to one side of the room with under stairs cupboard.

On the first-floor landing there is access to the loft with a door then leading through to the master bedroom that overlooks the rear garden and adjacent paddocks. To one side of the room a door then leads through to a dressing room, fully fitted with both hanging space and drawers. From the dressing room a door then leads into a modern, thoughtfully designed ensuite with double width walk-in shower cubicle, floating wash hand basin and low-level WC, the room also has a heated towel rail and is fully tiled. Bedroom two, which is a good size double room has a window overlooking the front, a fitted double wardrobe and shelving with cupboards below. Bedroom three, again a double room enjoys views over the garden, as does the bathroom. This room is fitted with a panelled bath with shower over, wash hand basin and low-level WC, is fully tiled and has spotlights.



OUTSIDE

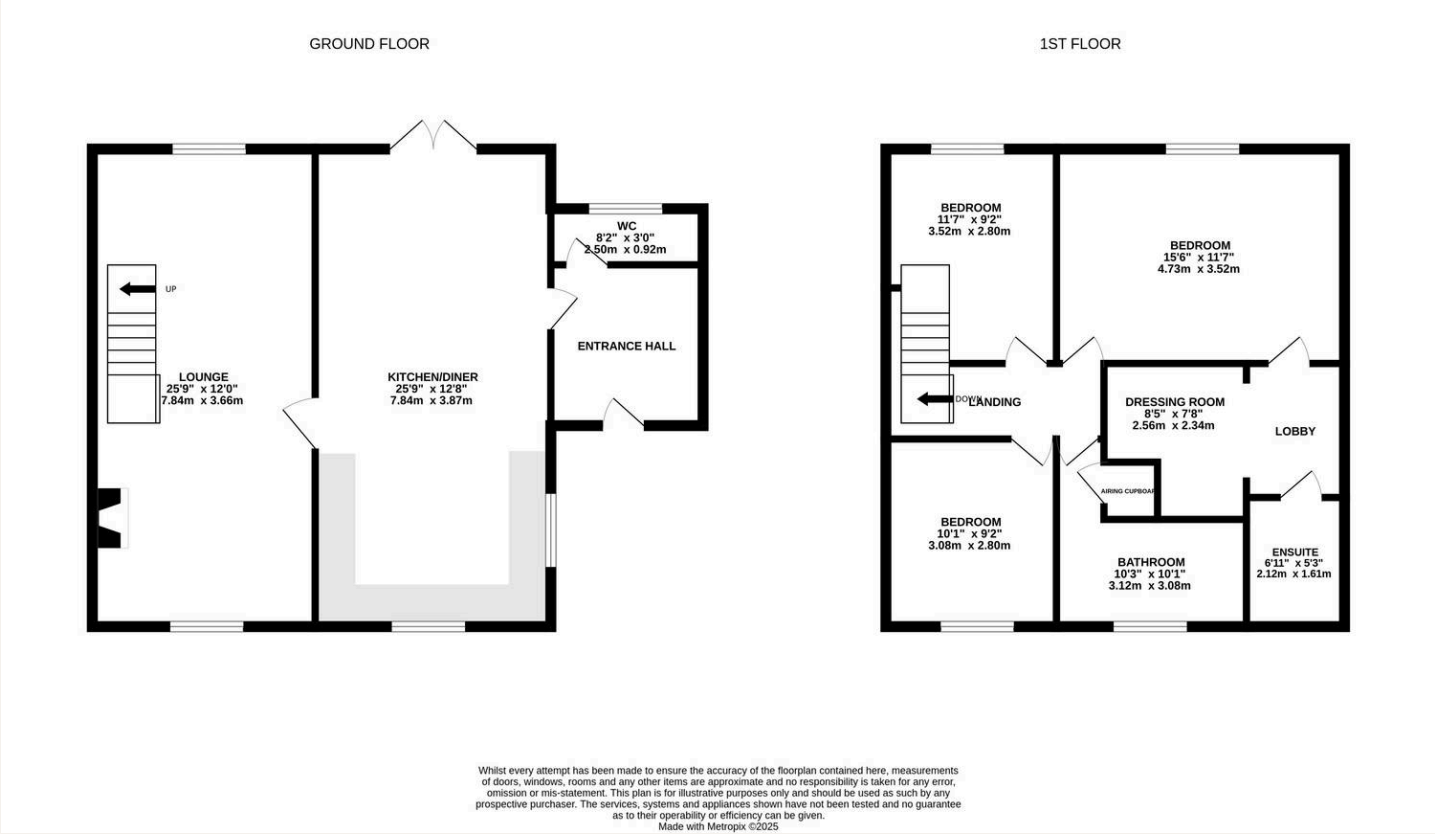
To the front of the house the brick block driveway provides ample parking, has an EV charging point to the side of the garage. The garage itself has been converted, in part, into a room that is currently used as an office /playroom with adjoining room the owners use as a utility room and has plumbing and space for a washing machine and further appliance space. The rear garden is a good size and has been thoughtfully landscaped to include a large, shaped patio are leaving the main part of the garden mainly lawned with borders well stocked with a variety of mature flower, tree and shrubs. There is also a further shingled patio area towards the end of the garden, that makes the most of the all day sun.

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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