



260 Botley Road, Burridge - SO31 1BL  
£899,950

WHITE & GUARD



# 260 Botley Road

## Burridge, Southampton

Approaching 2300sqft of accommodation, this stunning four bedroom residence is offered for sale with an enticing stamp duty incentive. Positioned along "The Golden Mile" in Burridge the exquisite property is one of just four detached homes set within this exclusive development. Of particular note, the home showcases four double bedrooms all with fitted wardrobes and four en-suites bathrooms, a stunning 31ft Kitchen dining family room, 20ft living room and dedicated study. The property is finished to an exacting standard and includes quartz work surfaces to the kitchen, Porcelanosa tiling to all bathrooms, engineered oak flooring, anthracite aluminium bi-folding doors and also includes energy efficient triple glazing, Valiant air sourced heat pump and underfloor heating throughout the ground floor. Externally the property has a landscaped garden, garage, car port and driveway. In addition, and offering peace of mind to a prospective buyer the home is offered with a 10 year new home warranty.

### LOCATION

The property is situated in the semi-rural village of Burridge and benefits from being close to Swanwick's village centre with its train station, Lower Swanwick Marina, the popular Whiteley shopping complex and the M27 motorway links.

- FAREHAM COUNCIL BAND F
- EPC RATING B FREEHOLD
- STUNNING FOUR BEDROOM DETACHED FAMILY
- HOME SET IN AN EXCLUSIVE DEVELOPMENT
- 31FT KITCHEN DINING FAMILY ROOM
- FOUR ENSUITE BATHROOMS
- UNDERFLOOR HEATING ON THE GROUND FLOOR LANDSCAPE GARDEN
- GARAGE, CARPORT AND DRIVEWAY







## INSIDE

A composite front door opens into a welcoming entrance hall which has been laid to engineered oak flooring, has a striking staircase combining tempered glass balustrade and oak hand rail, is set with spot lighting, while oak veneer doors lead to the principal living accommodation. Conveniently located off the hallway is a ground floor cloakroom with Porcelanosa tiled walls and flooring, WC and wash hand basin. The living room is set at the front of the property, it extends to an impressive 20ft and includes a box bay window to the front aspect, multiple matt black plug sockets and connections to allow for a wall mounted TV. Sure to be the hub to this wonderful home is the 31ft kitchen, dining family room that provides an incredible amount of space to entertain and enjoy as a family. Aluminium bi folding doors to the rear open to the garden and the room is laid to engineered oak flooring and as with all of the ground floor, has under floor heating. The fitted kitchen has a matching range of wall and base units with quartz counter tops over that incorporate a Bosch induction hob and inset sink with quartz drainer. An extensive range of further fitted appliances include a Bosh electric oven and microwave, fridge freezer, dishwasher and wine cooler. A purposeful utility room has white marble effect work surfaces with an inset stainless steel sink and drainer and provides space and plumbing for a washing machine. Completing the ground floor accommodation is a dedicated study which is located at the front of the house and provides a perfect work from home space which is aided by fibre connections to the property.

Across the first floor there are four double bedrooms all of which have Space for fitted wardrobes, which include an extensive range located in the master bedrooms that delivers a dedicated dressing area. Very much unique to this development, each bedroom has its own well-appointed en-suite bathroom or shower room all complete with full height Porcelanosa tiling and Town & Country sanitary wear. Of particular note is the en-suite to the master bedroom which comprises a four piece suite, that offers an enclosed mains shower cubicle with rainfall shower head, fitted bath, floating wash hand basin, chrome heated towel rail and WC.





## OUTSIDE

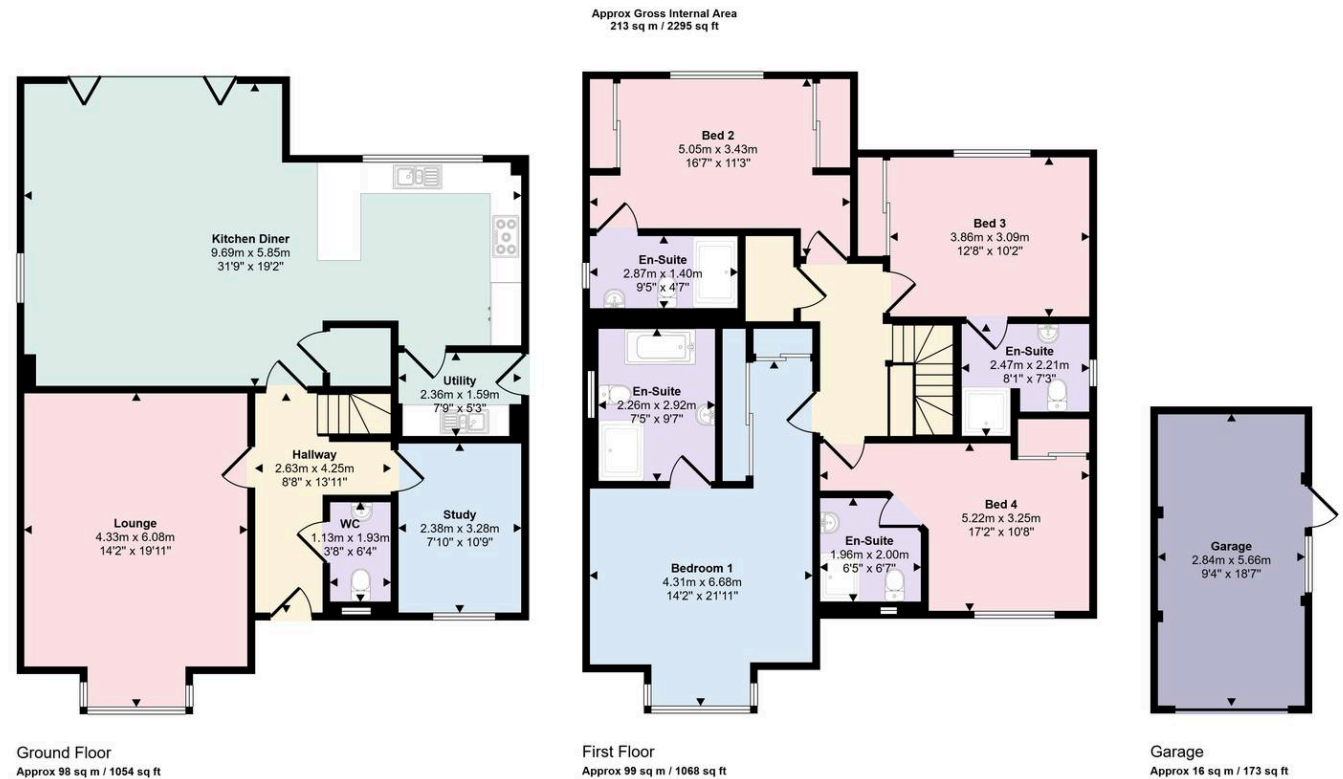
To the front of the house there is a block paved double driveway which in turn leads to an oak framed car port and also an 18ft 7 garage which can be accessed via an electric roller door. There is also fittings provided for the installation of an electric vehicle charging point. The well-appointed front garden offers a lawn and has plant and shrub borders. A path leads to the front door and to a garden gate to the side providing pedestrian access to the rear garden. The rear garden itself has been tastefully landscaped and provides a patio, well maintained lawn, outside power points and wall mounted external lighting.

**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:** Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach. Agents Note: Please note the availability of a stamp duty incentive is available at the discretion of the sellers and is applicable subject to the agreed sale price.

### 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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