



Bay Tree Cottage Durley Street, Durley - SO32 2AB

In Excess of OIEO £675,000

WHITE & GUARD



# Bay Tree Cottage Durley Street

Durley, Southampton

## INTRODUCTION

Bay Tree Cottage' is a beautifully appointed double fronted Victorian family home offering a substantial range of accommodation and delightful rural views. Approaching 2000sqft of space, the property showcases four impressive double bedrooms including a notable en-suite bathroom, while the ground floor provides three reception rooms plus a kitchen breakfast room. To the outside, the mature rear gardens are of an excellent size and there is ample off road parking and a garage.

## 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, as does Hedge End which is also nearby. Approximately 20 minutes away from Southampton Airport along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND F
- EPC RATING C
- FREEHOLD
- FOUR BEDROOM DETACHED VICTORIAN HOME
- APPROX 2000 SQFT OF ACCOMMODATION
- THREE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM
- ENSUITE AND FAMILY BATHROOM
- SIZABLE REAR GARDEN
- GARAGE AND AMPLE OFF ROAD PARKING



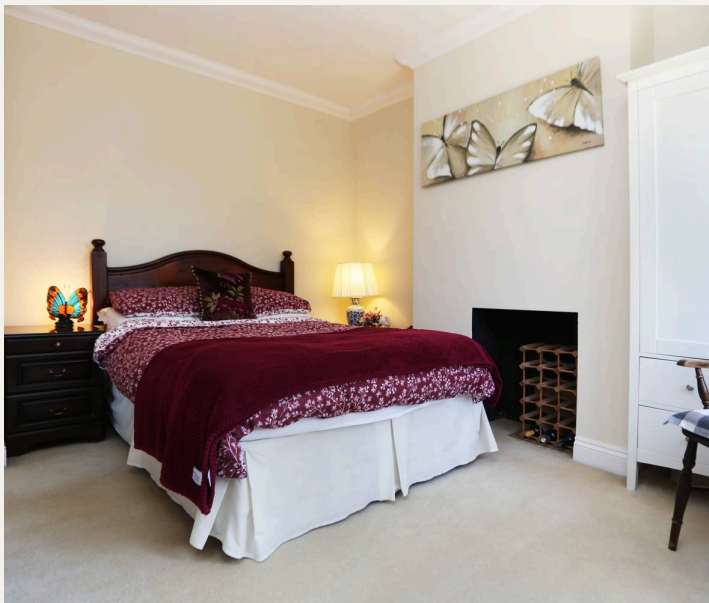




## INSIDE

A double glazed composite door opens into the welcoming entrance hall which is laid to engineered oak wood flooring, stairs lead to the first floor and oak glazed panel double doors lead into the formal dining room. The dual aspect room has a feature bay window with fitted window seat to the front aspect and a feature fireplace with tiled inlays and oak surround creates a nice focal point to the room. The principal living space is set in the form of a large lounge dining room which extends to nearly 27ft, the bay fronted room has an Adams style fireplace with inset log burning fire and is laid to oak flooring throughout the room. Set at the rear of the property is a modern fitted kitchen breakfast room, the kitchen comprises a range of matching cream wall and base units with cupboards and drawers under. Fitted granite countertops incorporate an inset Neff gas hob, built in Neff double electric oven and a one and a half bowl sink unit. Further integrated appliances include a Bosch dishwasher, fridge, freezer and washing machine. A door to the rear opens to the garden and there is space for a breakfast table and chairs. The remaining ground floor accommodation includes a cloakroom WC and further space found at the end of the hallway which could be utilised as a study area with a window overlooking the rear garden.

The spacious first floor landing provides access to the loft space via a hatch with pull down ladder and doors lead to the principal accommodation. The master bedroom which has a window to the front overlooking adjacent farmland, a fitted double wardrobe and door to one side of the room leading through to a large modern ensuite bathroom. The suite comprises of a panel enclosed bath with shower over, matching wash hand basin set in vanity unit, heated towel rail, spotlights and complimentary tiling to both walls and floor. Bedroom three overlooks the front of the property and has a double wardrobe whilst bedroom two again a good size double room has a window to the side, double wardrobe. Bedroom four, also a well-proportioned double room benefits from a fitted wardrobe. The family bathroom has been fitted with a modern suite comprising panel enclosed bath, double width shower cubicle, matching pedestal wash hand basin and low level w.c.





## OUTSIDE

To the front of the property path leads to the front door and is enclosed by a low level retaining wall. To one side of the house is a shingled driveway to the side providing ample off road parking for several cars. The garden itself has a paved patio area extending from the house and in turn leads to a well maintained lawn with an intersecting patio seating terrace and garden. The garden has also been well stocked with a variety of mature flowers, trees and shrubs. also,e is also a brick potting shed with power and light to one corner of the garden. Positioned within a small block is a garage which extends to 18ft7 in length, is accessed via double doors, has power and lighting and overhead storage within the roof pitch.

Agents Note: We have been advised by our client the property is subject to a £250 Per Annum estate charge which is payable to Durley Brook Management Company for contribution to upkeep of the external communal areas.

## 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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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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