



3 Kytes Lane, Durley - SO32 2AE

In Excess of £585,000

WHITE & GUARD

# 3 Kytes Lane

## Durley, Southampton

Set along this quiet lane within the heart of the village as well as direct views over adjoining farmland and paddocks to the rear, this 4 bedroom family home has been both thoughtfully extended and updated by the current owners. The property also has the additional benefit of a completely landscaped rear garden and generous size driveway providing parking for several vehicles. Internally the house has an inviting entrance hall, sitting with attractive fireplace, lovely bright 26ft kitchen/dining/family room which has bi-folding doors through to the garden. A shower room and modern utility room can also be found on the ground floor. On the first floor there are then 4 bedrooms and spacious family bathroom. To fully appreciate everything that this great family home to offer as well as appreciate its beautiful location, an early viewing is undoubtedly a must.

### LOCATION

The property is situated within the pretty village of Durley that benefits from a popular primary school, church, village hall and two well-renowned pubs. The neighbouring market town of Bishops Waltham is also only minutes away, as is neighbouring Botley which has a mainline railway station. Both the Cathedral City of Winchester and the Southampton Airport are just under half an hour away with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND D
- FREEHOLD
- EPC RATING D
- FOUR BEDROOM SEMI DETACHED HOUSE
- 26FT KITCHEN/DINING/ FAMILY ROOM
- SITTING ROOM
- SPACIOUS FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING





## INSIDE

The house is approached via the driveway that leads up the stylish sage green double glazed front door that takes you through to the inviting entrance hall. The hallway has a fitted cupboard to one side with both hanging space for cloaks and shelving with an Oak door that then takes you into a smaller inner hallway from which stairs lead to the first floor and a further door then leads through into the sitting room. This room has a window to the front, oak flooring with the main focal point of the room being the attractive Victorian style fireplace with patterned tiling and white surround. The heart of the house then has to be the beautiful 26ft kitchen/dining/family room which has two double glazed windows to the side, in addition to a set of bi-folding doors leading through the garden and rear patio. At one end of the room there is a fireplace with inset woodburning stove and TV point above with an understairs cupboard and Oak flooring the flows throughout the room. Along one wall there is then a range of fitted wall and base units, a ceramic sink unit, double width cooker and various appliance space. An opening from one side leads into a further part of the kitchen that has an opening and fitted breakfast bar back through to the family area with a large dresser style unit to one wall and Travertine tiled flooring. An oak sliding door then leads through to the shower room with cupboard housing the gas central heating boiler. A further door then leads into the modern utility room which has a fitted sink, WC and worktop with various appliance space under.

On the first floor there is access to the loft and doors to all bedrooms and family bathroom. The master bedroom is a dual aspect room and enjoys views from both windows across the adjoining paddocks and countryside. Bedroom two, also a double room has a window to the front and original cast iron fireplace to one wall.

Bedroom three also overlooks the front of the property whilst bedroom four overlooks the side and is also a lovely bright room. The family bathroom has been fitted with a freestanding oval shaped bath, sperate shower, wash hand basin set into a vanity unit and low level WC, there is also a heated towel rail, and the room is fully tiled.



OUTSIDE

To the front of the house there is a shingled driveway with brick block paved entrance providing parking for several vehicles along with planted, raised borders. There is then a wood store to one side and gate that leads through to the rear garden that has been thoughtfully landscaped to include a children's play area, sizable patio with low maintenance astro-turf. There is also a further shingled area to one side of the garden with summerhouse and the garden, as well as having shrubs and hedging along both sides, the garden enjoys direct views across adjoining paddocks.

SERVICES:

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.

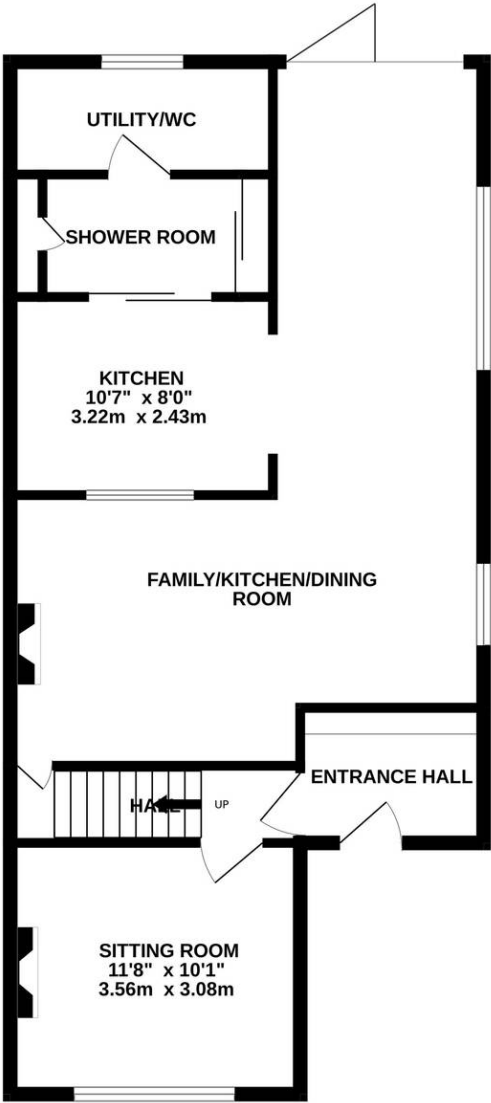
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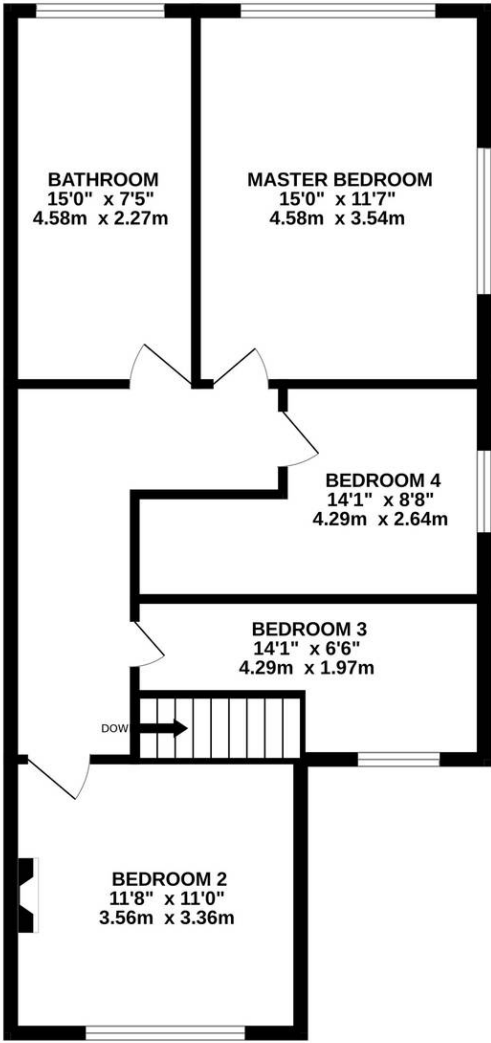
Disclaimer

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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