



1 Summerlands Cottage Botley Road, Curdridge - SO32 2DS  
£595,000

WHITE & GUARD



# 1 Summerlands Cottage Botley Road

## Curdridge, Southampton

Set towards the end of a private driveway and in the grounds of Summerlands House, this thoughtfully designed property, which dates back to circa 1840, having originally forming part of the coach house, certainly comes with its own charm and character in addition to a large, beautiful garden to the rear. There is then garaging with a 22ft bedroom above and bath/shower room, the garage also has full planning consent for conversion downstairs to convert the building, which is completely detached, into a self contained annexe. Internally the house has a beautifully bright sitting room, separate dining room and kitchen, with two bedrooms and spacious bathroom on the first floor. Due to the overall size of the plot there is also scope to extend either to the rear or the side of the house, subject to any necessary planning permissions. Due to everything the property has to offer in terms of both space and location, an early viewing is certainly a must.

### LOCATION

Nestled along a quiet lane within the heart of the village, the cottage is also within an easy walk of its playing/cricket fields and pavilion. The village then has its own popular pub, with neighbouring Botley being only minutes away that has its own mainline railway station. The pretty market town of Bishops Waltham is within easy reach that has a range of shops, boutiques, restaurants, and general amenities with Southampton Airport also being less than half an hour away. In addition to all of this, main motorway access routes are close-by, enabling direct routes to the Cathedral City of Winchester, Portsmouth, Southampton, Chichester, Guildford, and London.

- WINCHESTER COUNCIL BAND E
- EPC RATING E
- FREEHOLD
- 19TH CENTURY CHARACTER COTTAGE







## INSIDE

Access to the property is through a double glazed composite stable door that leads into an entrance hall, further extending into the dining room. The dining room features an elegant brick fireplace, wooden flooring, and sash windows overlooking the front. A flight of stairs leads to the first floor. A doorway within the dining room opens into the well-maintained lounge, which boasts a wood-burning fire complemented by an oak mantle and exposed brick fireplace. Sash windows offer a pleasant view to the front, while double doors provide access to the charming garden. The kitchen, located at the rear of the property, features a well-coordinated range of base units complemented by functional work surfaces. These surfaces house an inset gas hob, electric oven, and stainless steel sink with a draining board. Additionally, there is ample space and plumbing provisions for a washing machine, dishwasher, and fridge freezer. The kitchen also boasts a convenient built-in pantry cupboard and access to the garden via a side door.

The landing grants access to the entire first floor living space. The master bedroom, an excellent sized double room, features built-in wardrobes, abundant room for additional freestanding bedroom furniture, and a sash window. Bedroom two, also a spacious double room, showcases a sash window facing the front, and includes the added convenience of a built-in cupboard. The five piece bathroom suite comprises a panel enclosed bath, enclosed mains shower cubicle, WC, wash hand basin and bidet. In addition to this there is a heated towel rail and tiling to the principal areas.

## OUTSIDE

To the side of the house there is parking that leads up to the detached garage that has a set of double wooden doors that lead through to the ground floor of the building which has full electric, power and plumbing with a further door to one side leading into a hallway from which stairs then lead to the first floor and 22ft bedroom that has wood effect flooring, spotlights and windows to both the front and rear. To one side of the room a door then leads through into a modern shower room that has been fitted with a modern shower cubicle, wash hand basin set into a vanity unit, low level WC and heated towel rail, the room has a Velux window to the side and spotlights.



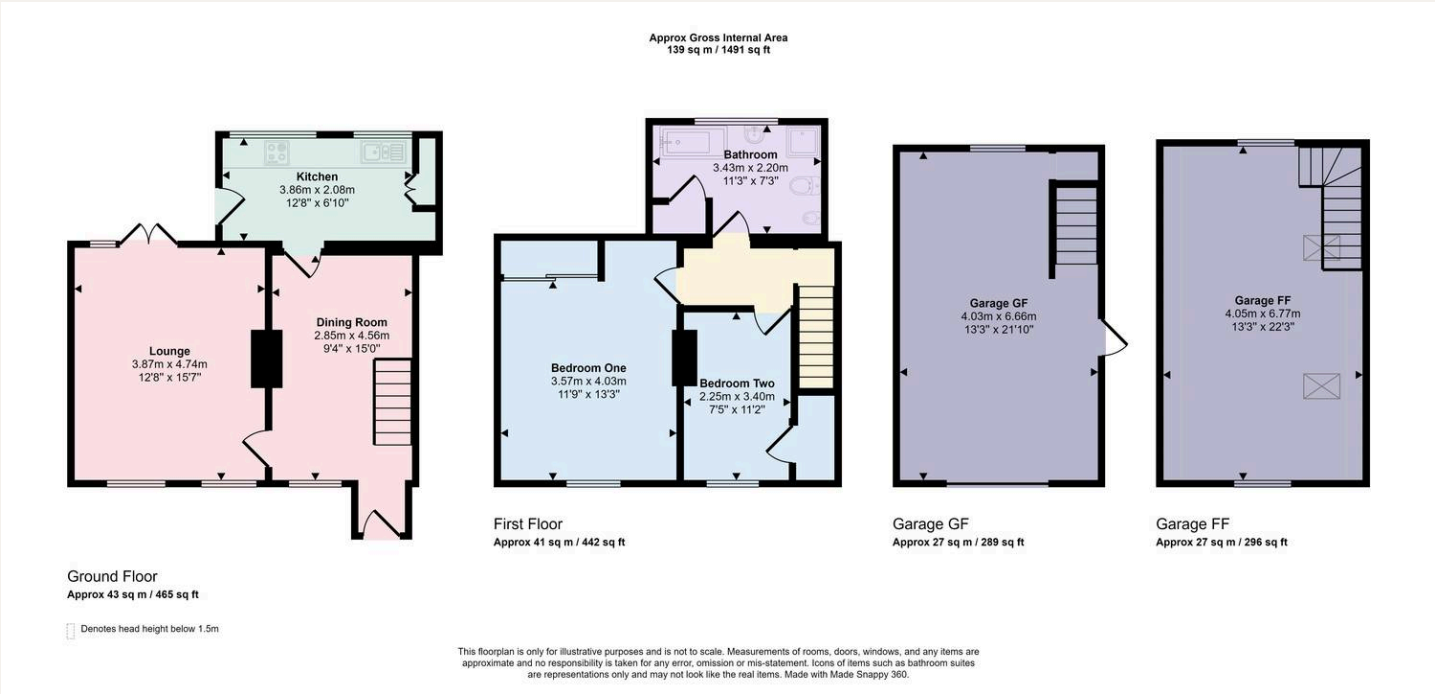


SERVICES: Water, electricity and private drainage are connected. There is a private supply of gas via a tank and oil red heating. Please note that none of the services or appliances have been tested by White & Guard.

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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