



RICHMONDS

Pear Tree Close, Botley, Southampton, SO32 2RR

Offers Over £400,000

An Exceptional Detached Bungalow Occupying a Magnificent Plot

A rare opportunity to acquire an outstanding detached bungalow, beautifully positioned on an exceptionally generous plot with mature gardens, extensive parking, and a wealth of space both inside and out. Offering beautifully proportioned accommodation throughout, this impressive home perfectly combines comfort, practicality, and exciting future potential.

From the moment you arrive, the property makes an immediate impression. A substantial private driveway provides extensive off-road parking for numerous vehicles and leads to a double-length garage, ideal for secure parking, storage, or those requiring workshop space. The welcoming entrance hall sets the tone for the accommodation beyond, leading to a wonderfully spacious lounge filled with natural light, creating an elegant yet relaxing environment for everyday living and entertaining alike. The well-appointed kitchen is thoughtfully arranged with a dining area, providing the perfect setting for family meals and social occasions. The bungalow offers two generous double bedrooms, each beautifully proportioned and designed to provide peaceful, comfortable accommodation. A well-appointed family bathroom completes the internal layout.

Stepping outside, the property continues to impress. The extensive, mature gardens provide a wonderful sense of privacy and tranquillity, with a lawn and established planting creating an idyllic setting for outdoor entertaining, family gatherings, or simply enjoying the surrounding space. The generous plot also offers exciting scope for extension or redevelopment, subject to the necessary planning consents, making this an investment as well as a wonderful home.

Perfectly suited to discerning purchasers seeking spacious single-storey living in a prestigious setting, this exceptional residence offers an enviable lifestyle opportunity that is seldom available on the open market. Early viewing is highly recommended to appreciate the lifestyle and opportunity this remarkable home has to offer.

Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: UPVC double glazing

Energy Rating: C

Sellers Position: No onward chain

Local Information:

Council Tax: D

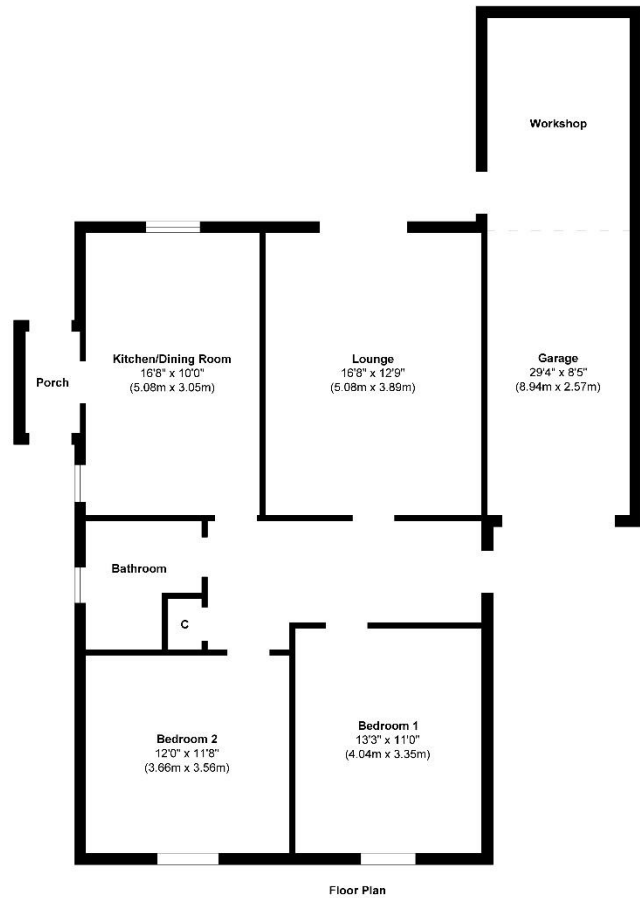
Local Authority: Eastleigh Borough Council





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harpsurveyors.co.uk



Approx. Gross Internal Floor Area 1124 sq. ft / 104.42 sq. m (Including Garage)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

R545 Ravensworth 01670 713330

