



302 Botley Road, Burrige, SO31 1BQ

Asking Price £675,000



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Burrige | SO31 1BQ

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W&W are delighted to offer for sale this three double bedroom detached family home situated on an enviable 0.56 acre plot. Internally, the property boasts almost 2000 sq.ft providing three bedrooms, lounge, dining room, kitchen/breakfast room, utility room, conservatory, family room, downstairs cloakroom, main bathroom, en-suite shower room to the main bedroom, and garage. Outside, the property enjoys a very mature rear garden as well as a large driveway with parking for multiple vehicles.

Burrige is a delightful village with semi-rural settings close to local facilities and amenities. The centres of Southampton, Portsmouth and Winchester are within easy reach either via road or rail links. Also within easy reach are the picturesque marina villages of Hamble and Warsash - a mecca for sailing enthusiasts - and the beautiful Meon Valley. Footpaths nearby lead to the Swanwick Nature Reserve and the River Hamble.





Three double bedroom detached family home sitting on an enviable 0.56 acre plot

Welcoming entrance hall enjoying built in understairs storage cupboard

21'4ft Dual aspect living room with brick surround centrepiece fireplace, traditional wood panelling to the walls/ceilings & patio doors opening out into the rear garden

Kitchen/breakfast room enjoying integrated oven, hob, single fridge & space for additional appliances

Utility room providing additional storage space & plumbing for appliances

Dining room with doors opening into the conservatory

Family room with window overlooking the garden

14'1ft Conservatory with double doors opening out into the rear garden

Downstairs cloakroom

21'6ft Main bedroom benefitting from built in wardrobes & en-suite shower room

Two additional double bedrooms

Impressively sized landing perfect for a hobby space

Main bathroom comprising three piece suite

Enviably 0.56 acre plot providing an impressively sized rear garden laid to lawn, display flowers/shrubbery & mature woodlands

Garage & driveway parking for multiple vehicles

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is no broadband currently connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

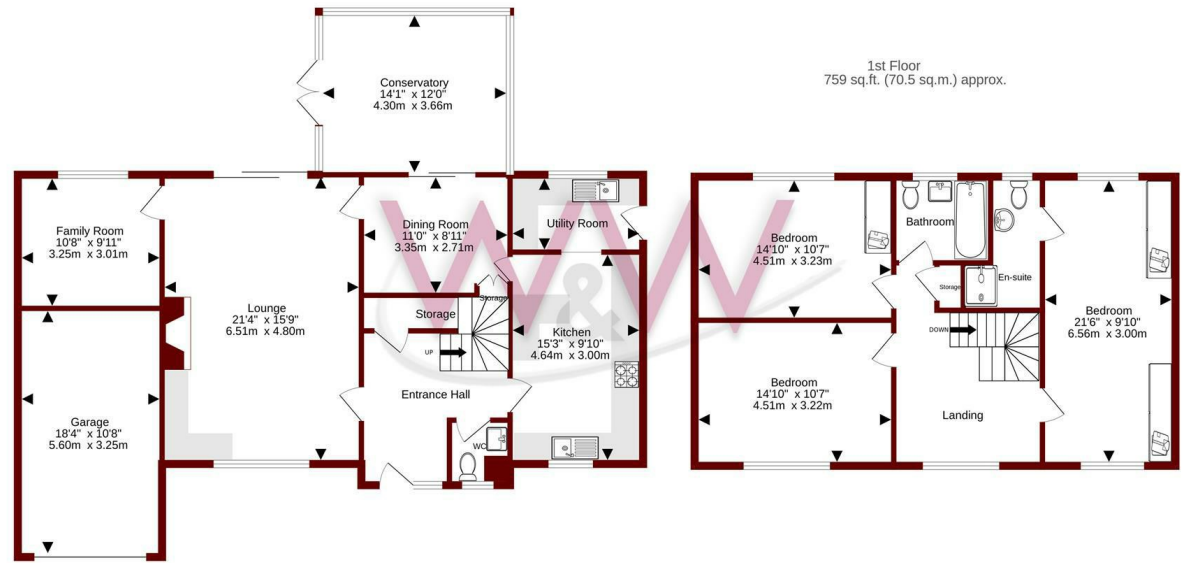
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

AGENTS NOTE - The property has suffered from subsidence, which has been repaired by the vendors insurance company. Please contact the office for more details.



Ground Floor
1233 sq.ft. (114.6 sq.m.) approx.

1st Floor
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 1992 sq.ft. (185.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - G - £3607 Per Annum

Tenure - Freehold

Current EPC Rating - E

Potential EPC Rating - C

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