



The Oak House, 11 Monks Brook Road, Curbridge, Southampton, SO30 2DP

Asking Price £525,000



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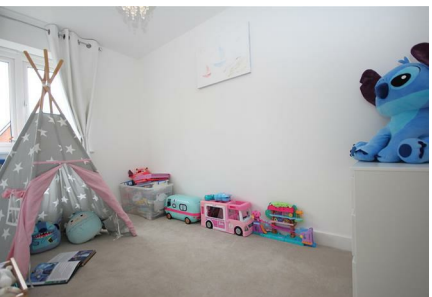
W&W are delighted to offer for sale this extremely well presented four bedroom detached family home situated in a picturesque location towards the end of a quiet cul de sac overlooking woodlands to the front. Internally, the boasts four bedrooms, lounge, kitchen/dining room, study, utility room, cloakroom, main bathroom & en-suite shower room. Outside, the property benefits from a rear landscaped garden, garage & driveway parking for multiple vehicles.

Monks Brook Road is in the new 'Whiteley Meadows' development. You'll find the development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton. When completed the development will also have schooling for all ages, including primary school, a secondary school and nurseries.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Extremely well presented four bedroom detached family home

Situated down a private driveway made up of only two houses overlooking woodlands to the front

Welcoming entrance hall enjoying attractive wood effect flooring into the kitchen/dining room, utility room & downstairs cloakroom

Spacious lounge with double doors opening out to the rear garden

21'11ft Kitchen/dining room with window to the front & to the rear

Modern kitchen enjoying attractive cabinets, worktops & integrated oven/hob, fridge/freezer & dishwasher

Utility room providing additional storage, integrated washing machine & space for tumble dryer

Study with window to the front enjoying woodland views

Downstairs cloakroom comprising two piece suite

Main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile large shower cubicle tray & attractive wall tiling

Three additional bedrooms

Main bathroom comprising three piece white suite

Landing with built in storage cupboard

South westerly facing rear garden majority laid to lawn & paved patio area

Garage & driveway parking with EV charger to remain

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

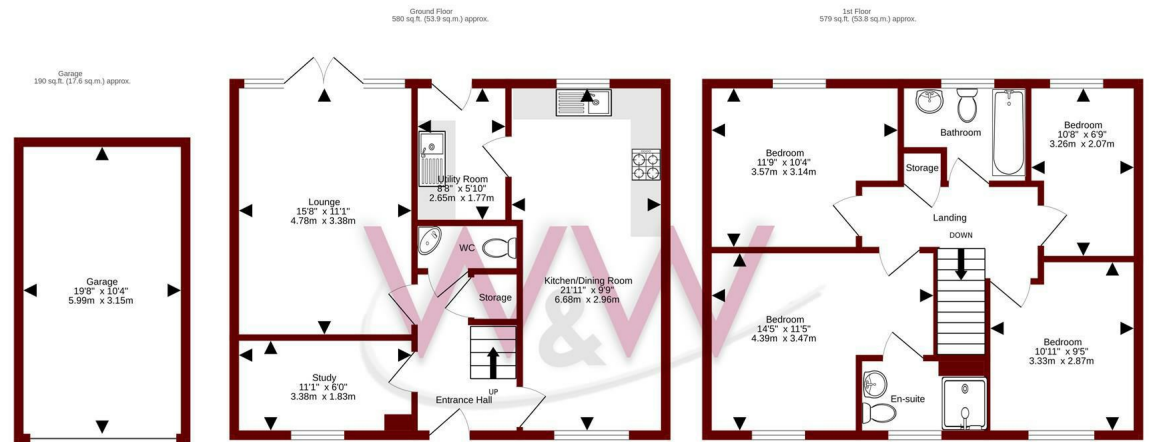
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband 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/>



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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