

Campion Road | | Curbridge | SO30 2DU

## Asking Price £550,000

Campion Road |
Curbridge | SO30 2DU
Asking Price £550,000

W&W are delighted to offer for sale this beautifully presented & incredibly spacious 2023 'Bovis' built four bedroom detached family home. Internally, the property boasts over 1300 sq.ft providing four double bedrooms, 27'10ft kitchen/dining room, living room, study/boot room, cloakroom/utility room, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from landscaped front, side & rear gardens as well as a garage with ample driveway parking.

Campion Road is in the brand 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.







**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







Beautifully presented 2023 'Bovis' built four bedroom detached family home

Situated in a quiet cul de sac location

Stylish checkerboard tiled pathway leading to the front door

Welcoming entrance hall enjoying attractive mosaic style flooring & bespoke fitted understairs storage cupboards

Dual aspect lounge with twin windows to the front

27'10ft Kitchen/dining room with walk in bay window to the side, bi-fold doors opening out to the rear garden & breakfast bar

Modern kitchen enjoying attractive wood effect worktops & attractive cabinets

Integrated appliances include double oven, gas hob, fridge/freezer & space for dishwasher

Downstairs cloakroom/utility room enjoying mosaic style flooring, additional storage & space/plumbing for appliances

Study/boot room with window to the front

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, mosaic style flooring & large walk in shower cubicle tray

Three additional double bedrooms

Modern main bathroom comprising three piece white suite, mosaic style flooring & attractive wall tiling

Landscaped rear garden enjoying attractive paved patio area perfect for alfresco dining, lawn area with display shrubbery/flowers

Garage with power & lighting

Landscaped frontage & side gardens laid to attractive shrubbery/flowers

Driveway parking for multiple vehicles

Estate management charge approx. £220 PA





Tenure: Freehold

EPC Rating: B

Council Tax Band: F













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 broadband connected to the property

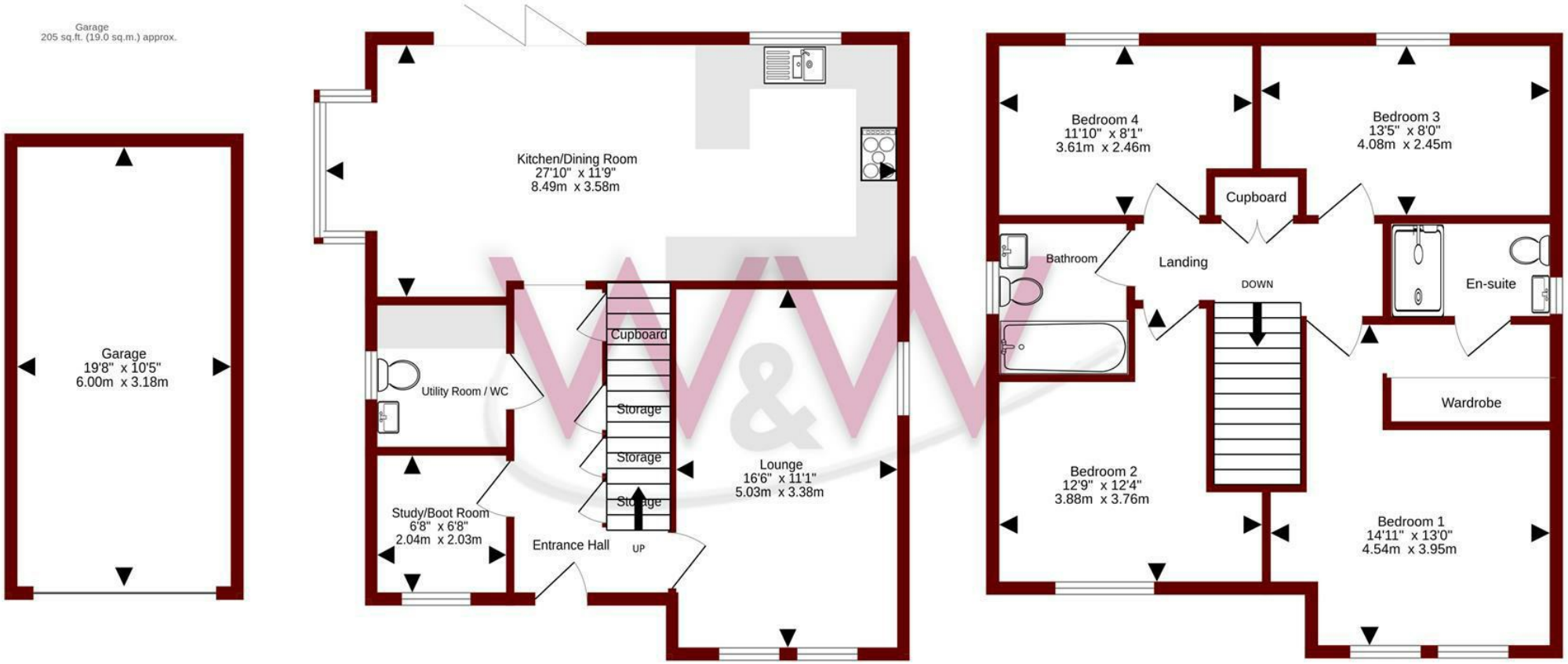
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

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/

Garage
205 sq.ft. (19.0 sq.m.) approx.

Ground Floor
683 sq.ft. (63.4 sq.m.) approx.

1st Floor
651 sq.ft. (60.5 sq.m.) approx.




TOTAL FLOOR AREA : 1539 sq.ft. (143.0 sq.m.) approx.

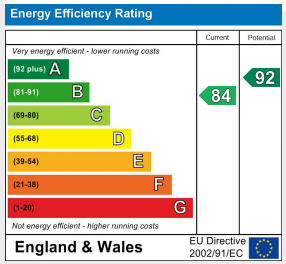
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026












H3 Whiteley Shopping Centre
Whiteley Way
Whiteley
Hants
PO15 7PD
01489 580800
whiteley@walkerwaterer.co.uk
www.walkerwaterer.co.uk