



Addison
ESTATE AGENTS



6 Itchen Way, Curbridge, Southampton, Hampshire, SO30 2DE

£300,000 Freehold

his beautifully presented two bedroom semi detached home on Itchen Way offers modern living in the highly sought after Curbridge area. Set within a peaceful and family friendly development, the property combines contemporary style with practical everyday comfort.

The ground floor includes a welcoming sitting room, a convenient downstairs WC and a bright, modern kitchen/diner positioned at the rear of the home, which rivals the size of larger homes. Double doors open directly onto a generously sized south facing garden, creating an ideal space for entertaining, dining or simply enjoying the outdoors.

Upstairs, the principal bedroom benefits from its own stylish en suite shower room, while the second bedroom is served by a modern family bathroom. Both rooms are well proportioned, making the layout suitable for first time buyers, downsizers or those seeking an attractive investment opportunity.


The home is well maintained throughout, featuring neutral décor and quality finishes. Off street parking is provided on the private driveway for two cars, and the property also benefits from solar panels. The surrounding development offers excellent transport links and convenient access to local amenities.

Curbridge sits approximately two miles from both Park Gate and Botley, offering a semi rural feel while remaining well connected. To the west, the River Hamble provides scenic walks and natural beauty, while to the east, Whiteley Meadows offers junior schooling and access to the shops and facilities of Whiteley Village.

The location is ideally positioned between Southampton and Portsmouth, with Southampton Parkway providing rail links to London in around one hour and ten minutes. The A3 and M27 are within easy reach, and Southampton Airport offers both domestic and international travel options.

Estate management charge: £187 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	100
(81-91) B		
(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 	

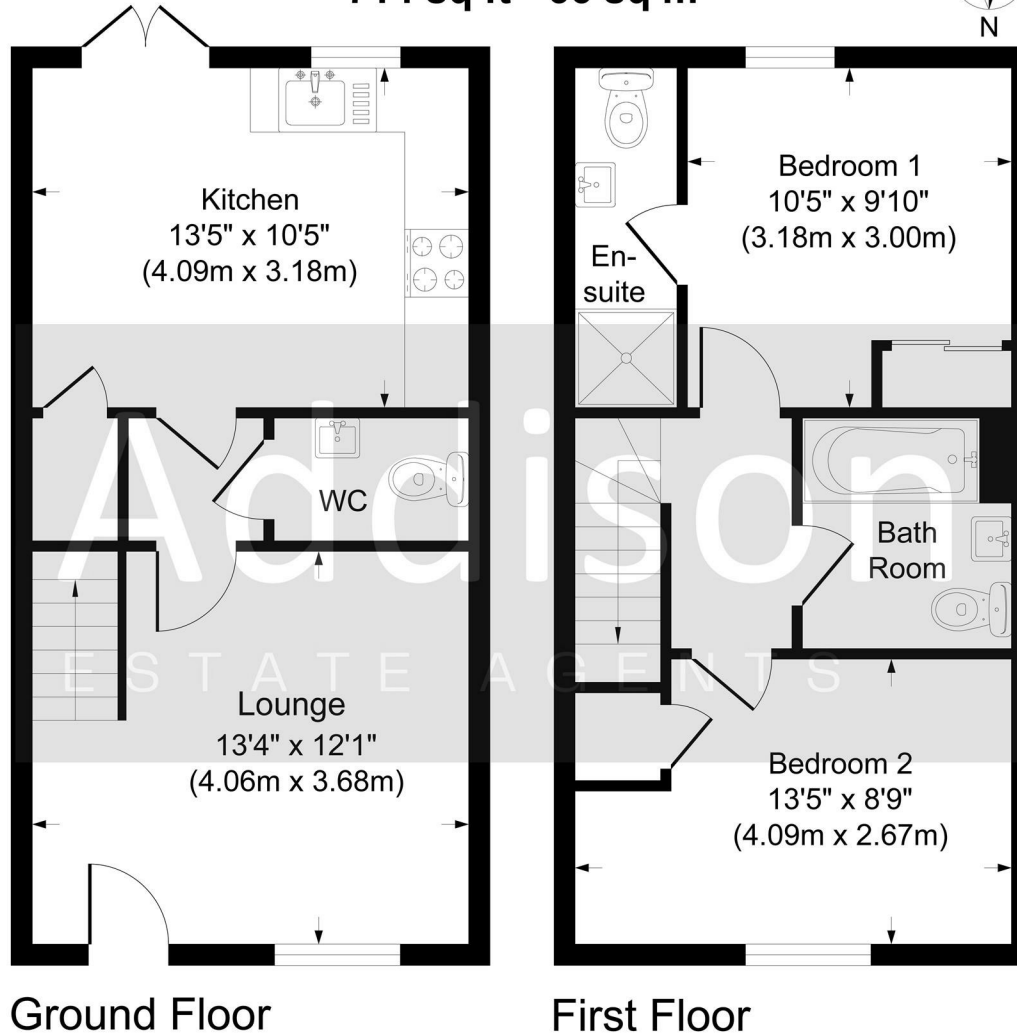
Further Information

Local Council:
Winchester City Council

Council Tax Band: C

Amount Payable for 2026/2027:
£2,122.83

Approximate Gross Internal Area
714 sq ft - 66 sq m



- Beautifully presented two bedroom semi detached home in the sought after Curbridge area
- Modern living within a peaceful, family friendly development
- Welcoming sitting room and convenient downstairs WC
- Bright, contemporary kitchen/diner rivalling the size found in larger homes
- Double doors opening onto a generously sized south facing rear garden ideal for entertaining
- Principal bedroom with stylish en suite shower room
- Well proportioned second bedroom served by a modern family bathroom
- Off street parking for two cars and the added benefit of solar panels
- Excellent transport links and easy access to local amenities, schools and nature walks
- Ideally positioned between Southampton and Portsmouth with strong road, rail and air connections

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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