



25 Curbridge Way, Curbridge, SO30 2HN

Offers In Excess Of £345,000



Curbridge Way |  
Curbridge | SO30 2HN  
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W&W are delighted to offer for sale this well presented three bedroom semi detached home set on an enviable plot. The property boasts three bedrooms, lounge, modern kitchen/dining room, cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also enjoys an impressively sized landscaped rear/side garden as well as driveway parking for vehicles.

Curbridge Way 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.





Well presented 2023 @David Wilson' built three bedroom semi detached home

Enviable plot with stunning gardens

Entrance hall enjoying attractive karndean flooring flowing into the downstairs cloakroom, inner hallway, kitchen/dining room, main bathroom & en-suite shower room

Lounge with built in understairs storage cupboard

Kitchen/dining room with double doors opening out onto the rear garden

Modern kitchen enjoying wood effect worktops & attractive cabinets

Integrated appliances include fridge/freezer, oven, hob, dishwasher & washing machine

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Two additional bedrooms both benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Beautifully landscaped rear garden with large artificial lawn area with feature putting green, raised decked sun terrace, porcelain paved patio area, shed/summer house to remain, rear access & remote controlled awning to remain

Driveway parking to the side for vehicles

Estate management charge approx. £200 PA

## 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 and the seller informs us that this is supplied by BT

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/>



Ground floor  
410 sq.ft. (38.1 sq.m.) approx.

1st floor  
408 sq.ft. (37.9 sq.m.) approx.

TOTAL FLOOR AREA : 818 sq.ft. (76.0 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.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(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		
EU Directive 2002/91/EC		

**Council Tax Band - D - £2200 Per Annum**

**Tenure - Freehold**

**Current EPC Rating - B**

**Potential EPC Rating - A**

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