



215 Botley Road | Burridge | Southampton | SO31 1BJ

Asking Price £645,000



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W&W are delighted to offer for sale this beautifully presented detached bungalow sitting on an enviable plot. Internally, the property boasts over 1500 sq.ft providing two double bedrooms, 22'7ft kitchen/dining room, 26'8ft triple aspect living room, conservatory, cloakroom & stunning modern re-fitted main bathroom. Outside, the property sits on an enviable plot providing landscaped frontage, rear gardens, private courtyard, garage & driveway parking for multiple vehicles.

Botley Road is in the ever popular non estate location of Burridge, the local convenience store is just over a mile away and further amenities can be found at Whiteley Shopping Centre & Park Gate including eateries, banks, supermarket & gym. Excellent transport links are close by, with Swanwick train station just a 20 minute walk away.

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 & vastly improved detached bungalow

Sitting on an enviable plot providing landscaped frontage, rear garden & private courtyard

Welcoming entrance hall enjoying wood flooring flowing into the downstairs cloakroom

The entrance hall also benefits from patio doors opening into the private courtyard

26'8ft Triple aspect living room with two sets of bi-folding doors with integral blinds opening out into the rear garden

Impressive 22'7ft open plan kitchen/dining room with large central island unit enjoying 'dekton trilium' worktops, attractive matte cabinets & two feature Velux sun tunnels in the ceiling

Integrated appliances include Neff induction hob, Neff double oven, Neff combination microwave/oven, Neff warming tray, fridge/freezer, under counter freezer & dishwasher

Glass roof conservatory with door opening out to the garden

Cloakroom comprising two piece contemporary white suite



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E

Main bedroom with walk in wardrobe enjoying fitted IKEA pax wardrobes & shelving to remain

Guest bedroom also benefitting from built in wardrobe, dressing table & walk in storage cupboard

Stunning re-fitted main bathroom featuring a freestanding bath, walk-in large shower, twin sinks, modern marble-effect tiling & electric underfloor heating

Landscaped rear gardens enjoying large porcelain paved patio with stylish glass balustrades surrounding the patio seamless bi-fold doors connecting to the spacious living area perfect for alfresco entertaining, area laid to lawn with display flower/shrubbery with green house and shed to remain

'In our opinion' we feel that the garden offers a great degree of privacy backing onto fields

Garage with driveway parking for multiple vehicles

Large frontage laid to lawn with display flower/shrubbery & mature tree





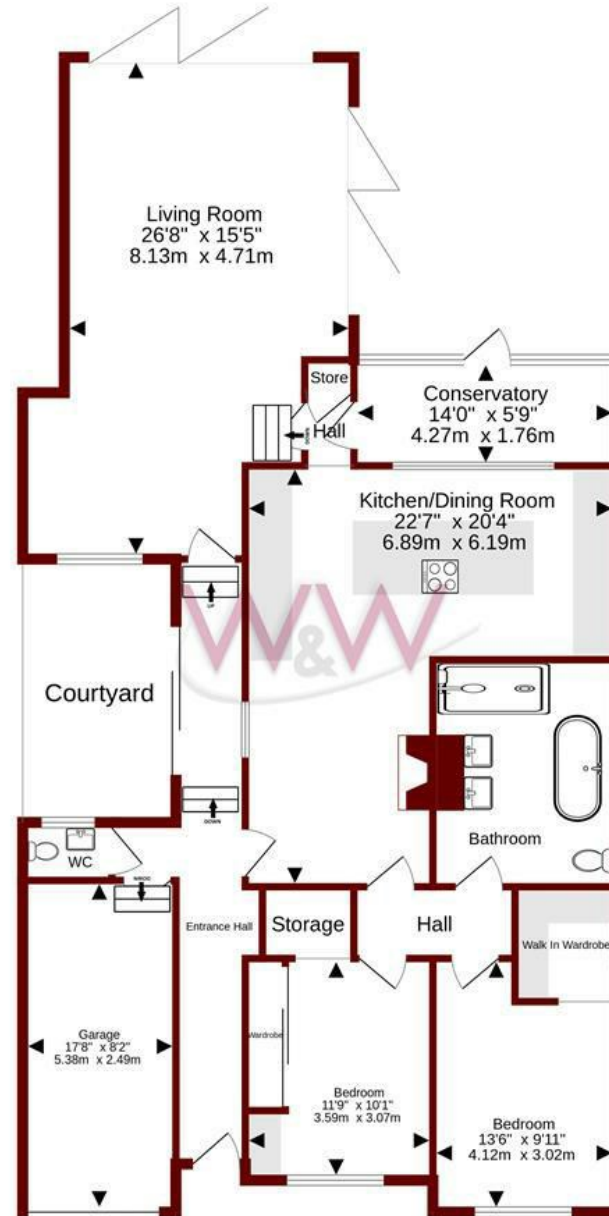
The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a replacement valiant combination boiler

Broadband - There is broadband connected to the property

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

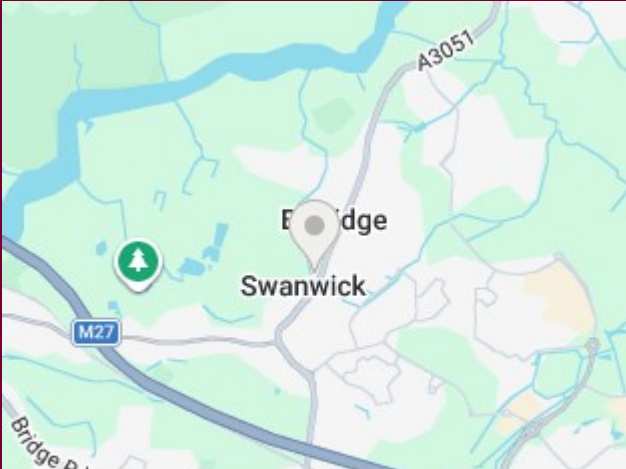
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>

Ground Floor
1530 sq.ft. (142.1 sq.m.) approx.



TOTAL FLOOR AREA: 1530 sq.ft. (142.1 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		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

20e Bridge Road
 Park Gate
 Southampton
 Hampshire
 SO31 7GE
 01489 577990
 parkgate@walkerwaterer.co.uk
 www.walkerwaterer.co.uk