



2  
Bedrooms

1  
Bathroom



**\*\*NO CHAIN\*\*** Beautifully Presented First-Floor Maisonette in Sought-After Botley Village  
Discover this delightful two-bedroom first-floor maisonette, perfectly positioned in the heart of Botley. Ideal for first-time buyers, small families, or investors seeking a superb opportunity.

Welcome to Holmesland Drive! Nestled in the sought-after community of Botley, this beautifully presented first-floor maisonette offers a comfortable and contemporary lifestyle, perfect for first-time buyers, small families, or those seeking a superb investment opportunity.

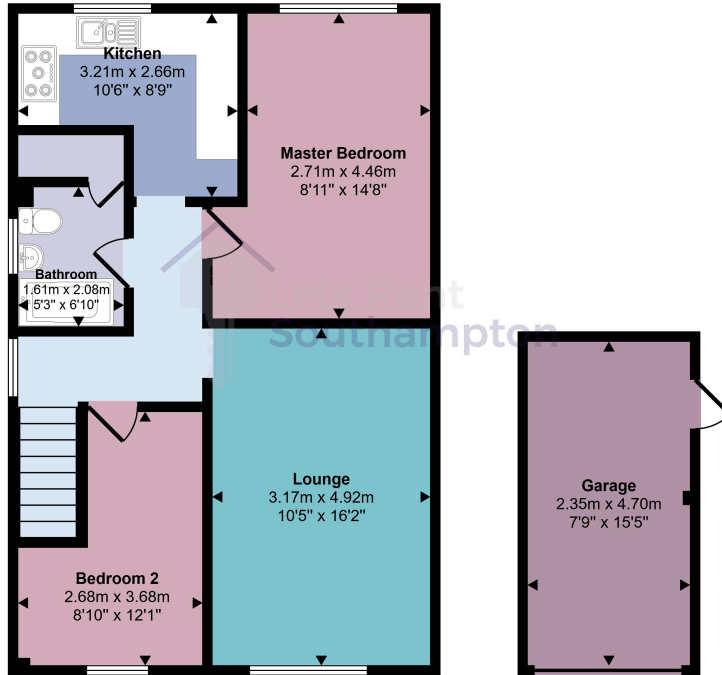
Boasting two spacious bedrooms, the master comes complete with a built-in wardrobe providing excellent storage, while the second bedroom can easily adapt to your needs, whether as a guest room or a dedicated home office. Modern family bathroom and well-appointed, modern fitted kitchen, designed for ease of use and a superior cooking experience.

Externally, the property further impresses with its own private garden—a wonderful retreat for outdoor relaxation, family gatherings, or entertaining friends. Added conveniences include direct access to a private garage and driveway, offering secure parking and additional storage options.

Located in close proximity to Botley Primary School and the village centre, residents enjoy easy access to charming local shops, cafes, and essential amenities. Families will appreciate that this home is within the sought-after catchment areas for both Wildern School and Deer Park School, making it an ideal choice for those prioritising excellent educational opportunities.

This delightful maisonette perfectly balances peaceful village living with modern comforts and practical features. Arrange a viewing today to fully appreciate all this wonderful property has to offer.

Approx Gross Internal Area  
69 sq m / 739 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Botley, SO30

