



38 Castilian Way, Whiteley, PO15 7NR

Asking Price £375,000



Castilian Way |
Whiteley | PO15 7NR
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W&W are delighted to offer for sale this beautifully presented & spacious three bedroom family home ideally situated in 'in our opinion' in a private location with woodland views to the front. The property boasts three bedrooms, lounge, modern kitchen/dining room, cloakroom, family bathroom & en-suite shower room to the master bedroom. The property also enjoys a stunningly presented rear landscaped garden with 14'11" garden room & driveway parking for ample cars.

Castilian Way is accessed via Botley Road, Swanwick & enjoys woodland walks close by, including a short cut through to the local Whiteley Primary School & Co Op. Also within walking distance are the amenities of both Park Gate & Whiteley including Swanwick train station.



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 three bedroom semi detached town house

Enviably position enjoying woodland views to the front

Welcoming entrance hall enjoying attractive wood laminate flooring flowing into the lounge & bespoke made understairs storage cupboard

Modern kitchen/dining room with high gloss units

Integrated appliance include oven/hob, dishwasher, washing machine with space for further appliances

Lounge with double doors opening out onto the rear garden

Downstairs cloakroom

Main bedroom to the top floor enjoying two feature Velux windows, built In wardrobes & en-suite

Spacious en-suite comprising three piece white suite with three piece white suite & feature double shower cubicle

Two additional bedrooms both enjoying built in wardrobes

Feature made to measure shutters to remain in bedroom three & landing windows

Replacement carpets to the stairs, bedroom two & three

Main bathroom comprising three piece white suite & attractive tiling

Stunningly presented landscaped rear garden with majority laid to porcelain paved patio, areas laid to artificial lawn, outside power sockets & side access

14'11ft Garden room with characterful vaulted timber ceiling enjoying exposed beams and enjoying power & lighting making it ideal for use as a home office, garden studio, reading room or additional entertaining space

The garden room has a composite exterior therefore meaning that less maintenance should be required

Replacement fencing to the left & right hand side

Driveway parking for vehicles with electric vehicle charger to remain, the seller informs us that the driveway has been protected with a protective coating

Estate management charge approx. £200 PA

The seller also informs us that the roof has been cleaned and protected with chemicals

Ring camera lights to the side & rear of the property

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

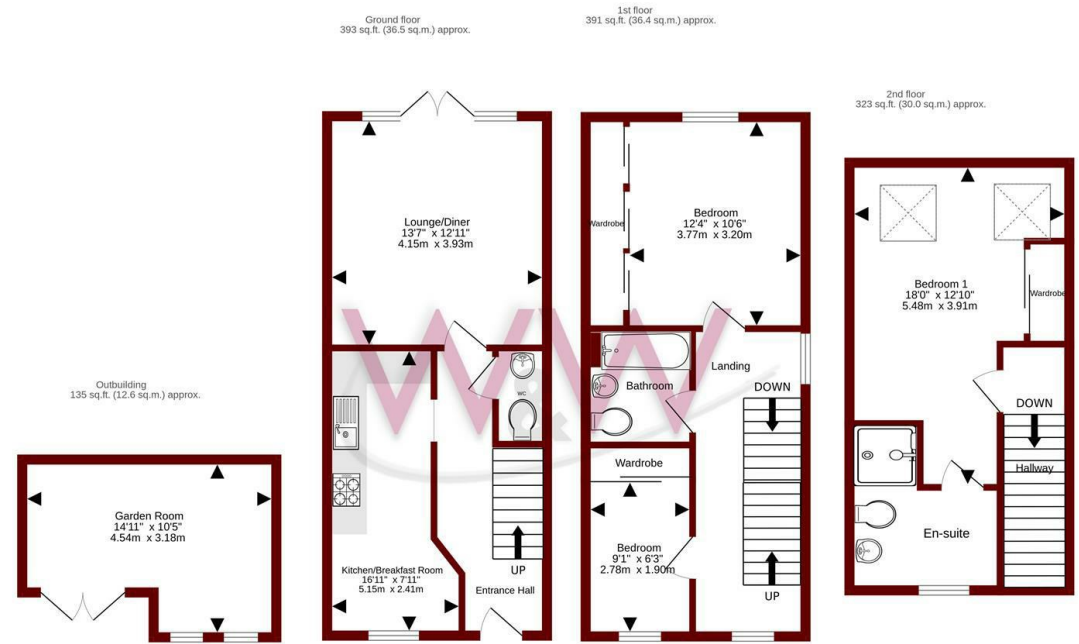
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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/>



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		88
(69-80) C	78	
(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	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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