



Fairmonts  
ESTATE AGENTS



9 Fieldfare Crescent, Botley

Southampton

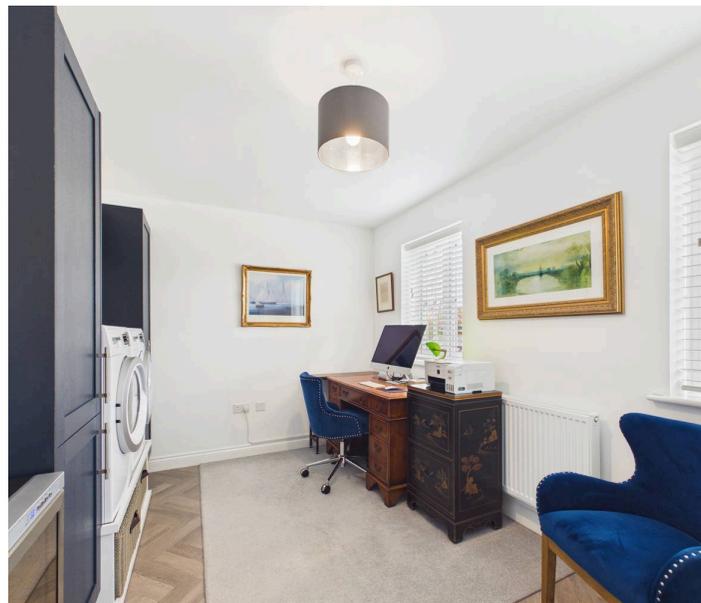
Guide Price £575,000



## 9 Fieldfare Crescent

Botley, Southampton

- Four-bedroom detached family home finished and upgraded well beyond the original specification
- Navy shaker-style kitchen/dining room with added pantry, herringbone flooring and doors to the garden
- Unusually private and generous rear garden for a modern development, with two extensive patio areas and a lawn
- Separate living room with French doors opening directly onto the main courtyard
- Versatile ground-floor family room with bespoke fitted utility area, ideal as a home office, playroom or snug
- Main bedroom with en-suite shower room
- Family bathroom with both a full-sized bath and a separate shower enclosure
- Integral single garage and block-paved driveway
- Solar panels with an EPC rating of B
- Excellent transport links, with junctions 7 and 8 of the M27 close by and Botley train station offering direct services to London Waterloo, Southampton and Portsmouth



There are new builds, and then there are homes like this one. From the moment you walk through the front door of this four-bedroom detached house on Fieldfare Crescent, it is clear that the current owners have taken an already well-specified home and made it exceptional. Built around three years ago just south of the Boorley Park development on the outskirts of Botley, the house has been upgraded since it was first built, resulting in a finish that feels closer to a beautifully lived-in home than a typical new build.

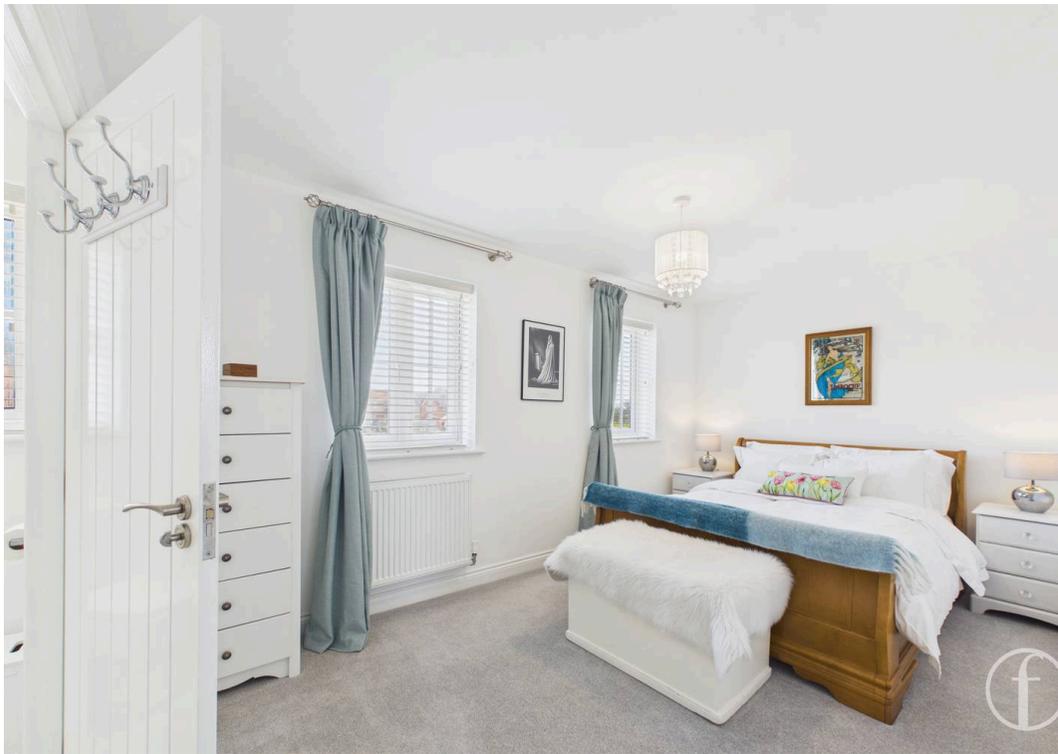
The kitchen/dining room runs to over 19 feet and is the kind of space that families can enjoy together. Navy shaker-style cabinets with white contrasting worktops, a gas hob, oven, integrated microwave and stainless steel chimney extractor have been complemented by the addition of a full-height pantry unit, giving the kitchen a real sense of completeness. Herringbone-effect flooring and a carpeted living room tie the spaces together in a way that feels considered and polished. Doors open the dining area directly onto the main patio, making the transition between inside and outside feel entirely natural. The separate living room sits alongside, itself a generous 14 feet square with its own set of French doors onto a courtyard-style patio, so on warm evenings the whole rear of the house opens up beautifully.

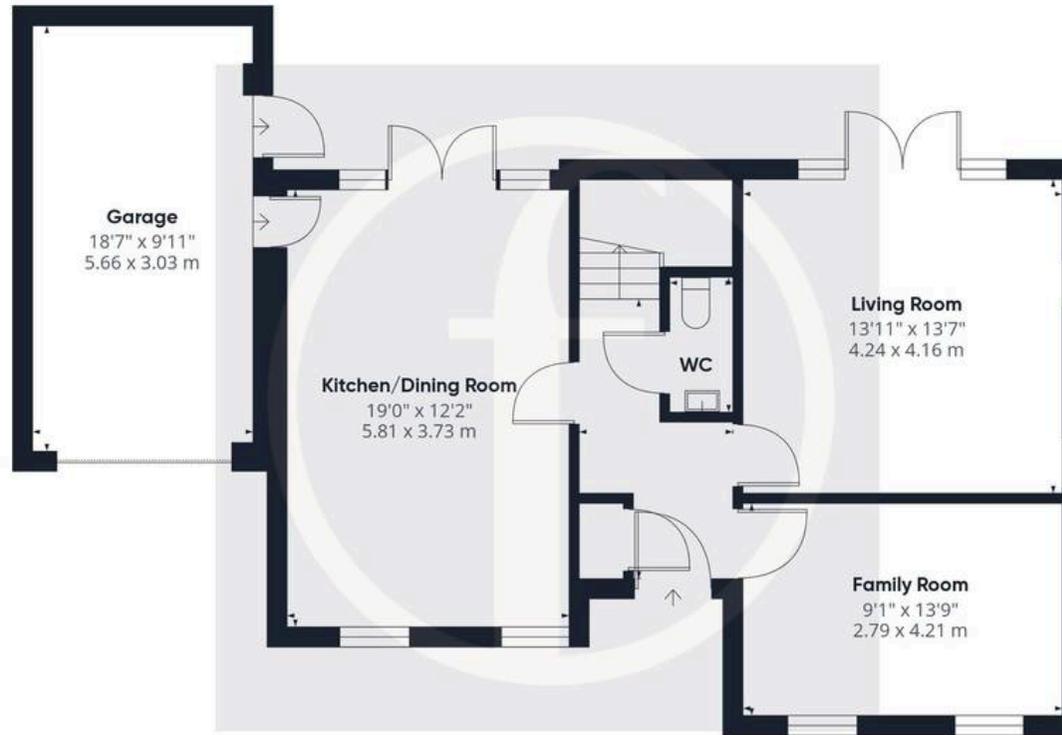
The ground floor has one more card to play in the form of the family room. Rather than leaving this as a simple reception room, the current owners have had a bespoke fitted utility area installed, housing an elevated washer and dryer, with handy laundry basket space below and substantial storage behind navy cabinetry that perfectly matches the kitchen. It works brilliantly as a home office too, with plenty of space for a desk and seating alongside the utility wall. A cloakroom with WC sits just off the entrance hall.

Upstairs, four bedrooms are arranged around a bright landing. The main bedroom is a really comfortable size at almost 15 feet deep and has its own en-suite shower room with a large walk-in enclosure, pedestal basin and WC. A second and third double bedroom offer excellent flexibility for children or guests, while the fourth is well-proportioned and double aspect. The family bathroom is a real highlight, with both a full-sized bath and a separate shower enclosure alongside marble-effect tiling and wood-effect flooring. For a busy family, the practicality of that bathroom layout is hard to overstate.

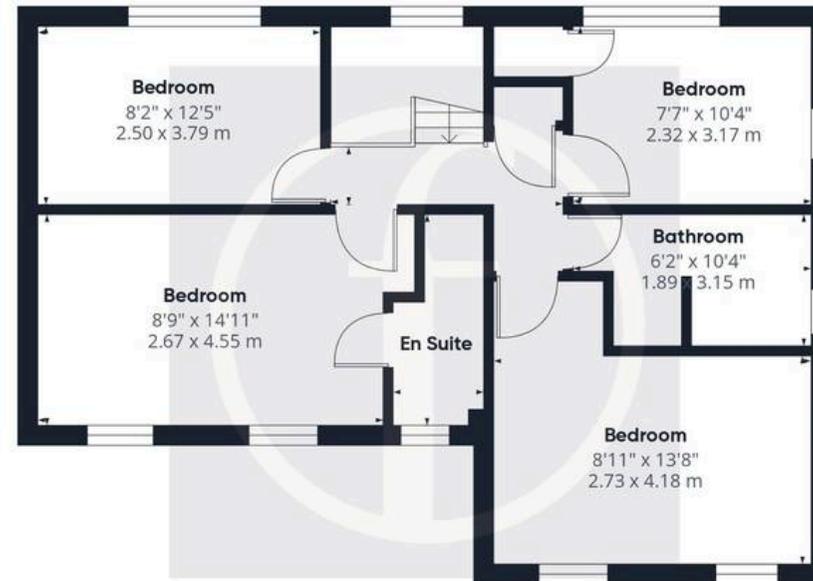
Outside is where this property really sets itself apart from the majority of homes on modern developments. The rear garden is enclosed on all sides by a combination of brick walls and timber fencing, giving a degree of privacy that is unusual for a home of this age. Two extensive patio areas have been created since the property was built. The main patio runs across the full width of the house and is large enough for a substantial outdoor dining set and a separate seating area, accessed directly from both the kitchen and the living room French doors. A second patio sits at the top of the garden, a lovely spot for catching the morning sun away from the house. A well-kept lawn connects the two. To the front, a block-paved driveway leads to the integral garage, which at nearly 19 feet deep offers serious storage potential.

Located just south of the Boorley Park development, Botley village is just over a mile away with a Co-op, deli, pharmacy, post office, pubs and restaurants. Hedge End retail park, with Sainsbury's, M&S and more, is around three miles away. Boorley Park Primary School is on the nearby by Boorly Park development itself, with the new academy trust, Deer Park School for secondary education also nearby. For commuters, junctions 7 and 8 of the M27 are both within easy reach, and Botley train station provides direct services to Southampton, Portsmouth and London Waterloo.





Floor 0



Floor 1

