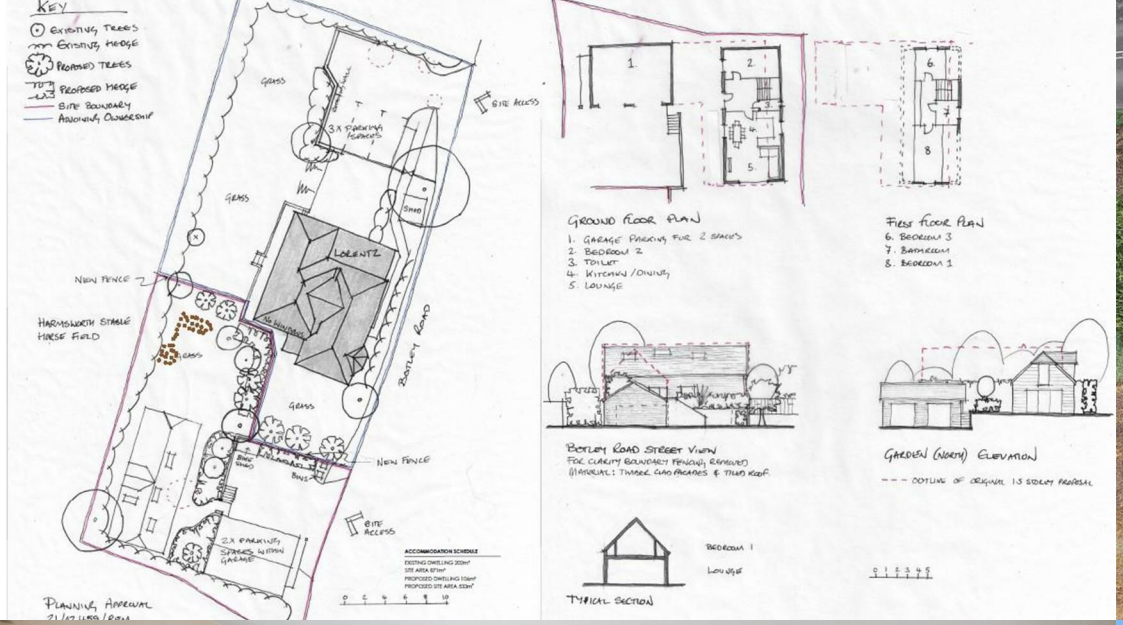

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Lorentz Botley Road, Curbridge, Southampton, SO30 2HB

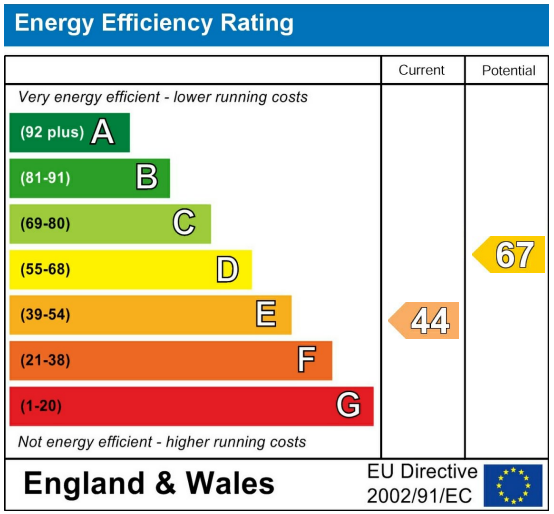
£850,000 Freehold

** PLANNING PERMISSION FOR A SEPARATE DWELLING WITHIN THE PLOT (Lapsing in October 2026.) **
Located in the charming spot of Curbridge, this beautifully extended cottage-style home, dating back to circa 1890, seamlessly blends character with modern living. The current owners have nearly doubled its original footprint, creating a versatile and spacious home with over 2,100 sq. ft. of accommodation.

Set on a generous 0.3-acre plot, the property enjoys a detached double garage and a spacious driveway offering parking for multiple vehicles. The expansive gardens wrap around the home, featuring a sun-filled patio, mature planting, a water feature, vegetable patch, and two sheds. The vendors have also secured planning permission (Lapsing in October 2026) for a three-bedroom detached house with its own garage and entrance (Ref: 23/00286/OUT), presenting an exciting opportunity for future development.

The ground floor boasts four well-proportioned reception rooms, providing a wealth of flexibility for modern living. The spacious lounge features a bay window, feature fireplace, and French doors opening onto the driveway. A dedicated study is ideal for home working, while a cosy family/playroom offers additional space to relax. The separate dining room, complete with a charming wood-burning stove, is perfect for entertaining.
At the heart of the home is the impressive 20ft kitchen/breakfast room, fitted with modern cabinetry, integrated appliances, and a breakfast bar, complemented by a large utility room for additional storage. A convenient downstairs cloakroom completes the ground floor.

The first floor hosts three generous double bedrooms and a fourth single bedroom, all beautifully presented. The principal and second bedrooms both benefit from en-suite shower rooms, while the front bedroom retains a feature fireplace and bay window. A family bathroom completes the accommodation.



Further Information

Council Tax Band:
F

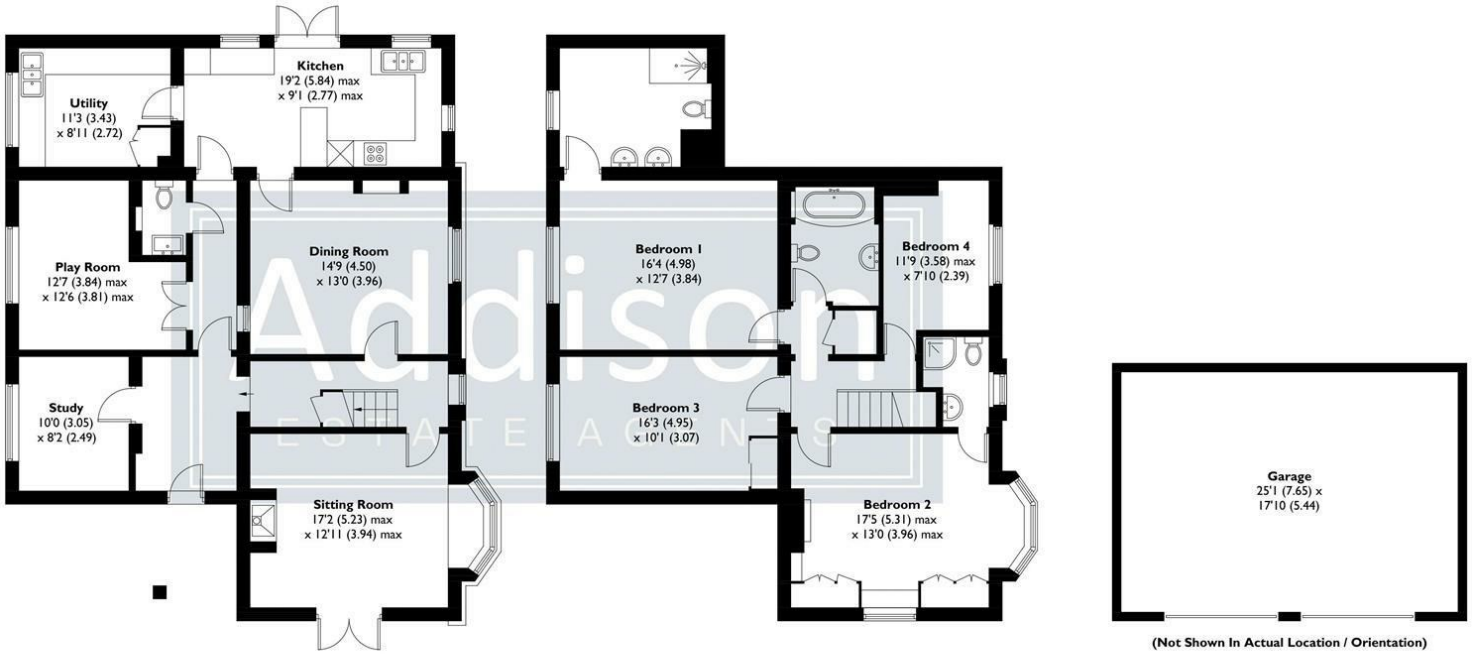
Estate or Lease Charges if Applicable:







APPROXIMATE GROSS INTERNAL AREA = 2183 SQ FT / 202.8 SQ M
GARAGE = 449 SQ FT / 41.7 SQ M
TOTAL = 2632 SQ FT / 244.5 SQ M



GROUND FLOOR
1186 SQ FT / 110.2 SQ M

FIRST FLOOR
997 SQ FT / 92.6 SQ M

- Charming character home dating back to circa 1890, thoughtfully extended and modernised.
- Planning permission granted for a three-bedroom detached house with its own garage and entrance (Ref: 23/00286/OUT) Lapsing in October 2026.
- Over 2,100 sq. ft. of versatile accommodation spread across two floors.
- Four reception rooms, including a spacious lounge, study, family/playroom, and dining room with a wood-burning stove.
- 20ft kitchen/breakfast room with integrated appliances, breakfast bar, and a large utility room.
- Four well-proportioned bedrooms, including three doubles and a fourth single room.
- Two en-suite shower rooms, plus a family bathroom and downstairs cloakroom.
- Expansive 0.3-acre plot with a mature landscaped garden.
- Detached double garage and spacious driveway providing parking for multiple vehicles.
- Fantastic location in Curbridge, close to Botley, Park Gate, Whiteley Meadows, and excellent transport links via the A/M27 and Southampton Parkway.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1166187)
Produced for Addison Estate Agents

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.

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