



6 Durley Mews, Durley - SO32 2ER  
In Excess of £425,000

WHITE & GUARD

# 6 Durley Mews

Durley, Southampton

## INTRODUCTION

A beautifully appointed three bedroom home positioned within a characterful setting with a rich history dating back to 1886. Presented in excellent condition the property showcases a lovely open plan kitchen, dining living area with bi-folding doors, alongside a ground floor double bedroom and family bathroom. Across the first floor are two further bedrooms and a stylish shower room. Externally there is a home office cabin within the private garden and off road parking.

## LOCATION

Durley benefits from a popular primary school, village church, has two pubs and also benefits from being conveniently close to both the pretty market towns of Bishops Waltham and Wickham, neighbouring Botley which has a mainline railway station, as does Hedge End which is also nearby. Approximately 20 minutes away from Southampton Airport along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND D
- FREEHOLD
- EPC RATING C
- BEAUTIFUL THREE BEDROOM HOME
- OPEN PLAN KITCHEN DINING ROOM
- GROUND FLOOR DOUBLE BEDROOM
- BATHROOM AND SHOWER ROOM
- PRIVATE GARDEN WITH OUTSIDE OFFICE
- OFF ROAD PARKING



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## INSIDE

A composite stable door opens into a spacious dining area which is laid to wood effect flooring and has a flight of stairs leading to the first floor. The open plan room extends to the dedicated living area which forms part of the extended accommodation and features bi-folding doors which open to a patio seating terrace. The fitted kitchen comprises a range of matching wall and base level units with fitted work surfaces over, which incorporate an inset stainless steel sink and drainer and allows space for a freestanding cooker. Space and plumbing is provided for a washing machine, dishwasher and American style fridge freezer. Also on the ground floor is a well-proportioned double bedroom with space for a good range of freestanding wardrobes, while a well presented family bathroom completes the ground floor space.

The first floor landing has a double glazed Velux window to the front elevation and benefits from a useful range of bespoke fitted storage units. Bedroom two, a good size double room overlooks the rear garden and provides useful storage options within the eaves. Bedroom three a dual aspect room has a feature balcony window to one side and presents as a generous sized single room. Both bedrooms are serviced by a stylish shower room which includes an enclosed shower cubicle, wash hand basin, WC and heated towel rail.

## OUTSIDE

The rear garden enjoys a private patio terrace, extending directly from the living area and also features an area laid to decking and lawn with flower and plant borders. A garden gate found at the rear provides pedestrian access. Within the garden is a substantial "cabin" which is currently used as a work from home office and is complete with electrics and heating. Off road parking is provided for directly outside, with EV charging point, the house has further parking available the communal parking areas.



Agents Note: We have been advised there is a £250 Per Ann estate

charge.

#### SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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#### ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

#### DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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