



The Cedars Manor Road, Durley - SO32 2AF

Offers in Excess of £600,000

WHITE & GUARD

# The Cedars Manor Road

## Durley, Southampton

Nestled within the picturesque Hampshire countryside, The Cedars is an exceptional detached chalet-style residence offering an enviable blend of space, style and tranquillity. Beautifully presented throughout, this elegant home has been thoughtfully designed for modern family living, with generous and versatile accommodation arranged across two floors. From the moment you arrive, the property impresses with its attractive frontage, extensive driveway parking and substantial detached garage/workshop. Inside, the heart of the home is the stunning open plan kitchen, dining and family space positioned to the rear, perfectly connecting the interior with the beautifully landscaped garden beyond. Complemented by a separate sitting room and an additional reception room, formerly the garage and now ideal as a study, playroom or fourth bedroom, The Cedars effortlessly combines practicality with sophisticated country living.

### LOCATION

Situated in the highly sought-after village of Durley, The Cedars enjoys a peaceful semi-rural setting surrounded by rolling countryside, woodland walks and scenic bridleways. Durley is renowned for its charming village atmosphere and strong sense of community, whilst remaining conveniently positioned for excellent transport links and nearby amenities. For those who enjoy the outdoors, the surrounding countryside provides endless opportunities for walking, cycling and riding, creating a wonderful lifestyle balance between rural tranquillity and everyday convenience. The historic cathedral city of Winchester lies only a short drive away, offering an exceptional range of boutique shopping, fine dining, cafés and cultural attractions. Excellent road connections via the M27 and M3 make commuting to Southampton, Portsmouth and London both practical and accessible.

- EPC RATING D
- FREEHOLD
- WINCHESTER COUNCIL TAX BAND F
- EXCEPTIONAL DETACHED THREE BEDROOM CHALET-STYLE RESIDENCE





## INSIDE

The interior of The Cedars has been beautifully maintained and thoughtfully arranged to create a warm yet contemporary home perfectly suited to both family life and entertaining. At the rear of the property, the impressive open plan kitchen, dining and family area forms the true centrepiece of the home, a wonderfully sociable space filled with natural light and designed for modern living. Whether hosting friends, enjoying relaxed family evenings or opening the doors onto the garden during summer months, this space effortlessly adapts to every occasion. A separate sitting room offers a more intimate retreat, ideal for cosy evenings or quiet relaxation, while the additional reception room provides superb versatility and could equally serve as a home office, snug, playroom or fourth bedroom depending on individual requirements. Practicality is further enhanced by a useful utility room and ground floor cloakroom. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for family and guests alike. The principal bedroom benefits from fitted wardrobes, while the stylish family bathroom features both a bath and separate shower enclosure, adding a touch of luxury to everyday living.

## OUTSIDE

The outside space at The Cedars is equally impressive and has clearly been designed with both enjoyment and privacy in mind. To the front, a generous driveway provides ample parking for several vehicles and leads to the substantial detached garage/workshop, an ideal space for storage, hobbies or further potential use. The rear garden is a true highlight of the property. Beautifully landscaped and wonderfully mature, it offers a stunning variety of established shrubs, planting and greenery, creating a peaceful and secluded environment throughout the seasons. Multiple seating and entertaining areas allow you to follow the sun at different times of day, whether enjoying morning coffee, alfresco dining or evening drinks with friends and family. This exceptional outdoor space perfectly complements the lifestyle offered by this elegant countryside home



## 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.

- EPC RATING D
- FREEHOLD
- WINCHESTER COUNCIL TAX BAND F
- EXCEPTIONAL DETACHED THREE BEDROOM CHALET-STYLE RESIDENCE
- PEACEFUL SEMI-RURAL SETTING COMBINING TRANQUILLITY WITH PRACTICALITY
- BEAUTIFULLY PRESENTED THROUGHOUT GENEROUS OPEN-PLAN KITCHEN,
- DINING AND FAMILY ROOM
- EXTENSIVE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- SUBSTANTIAL DETACHED GARAGE/WORKSHOP OFFERING EXCELLENT STORAGE OR WORKSPACE
- BEAUTIFULLY LANDSCAPED AND MATURE REAR GARDEN

**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 £40 + VAT for these checks per applicant.

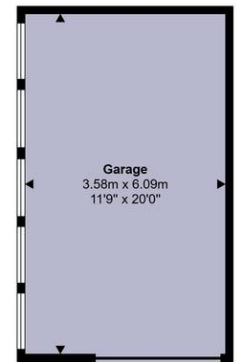
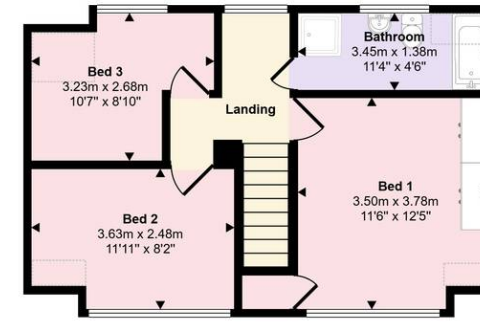
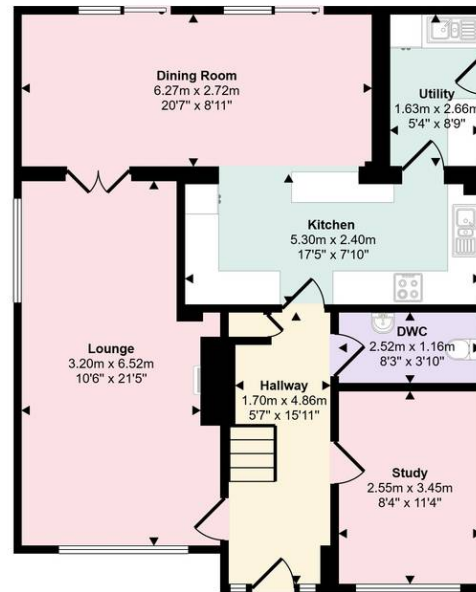
**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

## 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.



Approx Gross Internal Area  
145 sq m / 1564 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.

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