



16 St. David's Cul De Sac, Botley - SO32 2SN
£390,000

WHITE & GUARD

16 St. David's Cul De Sac

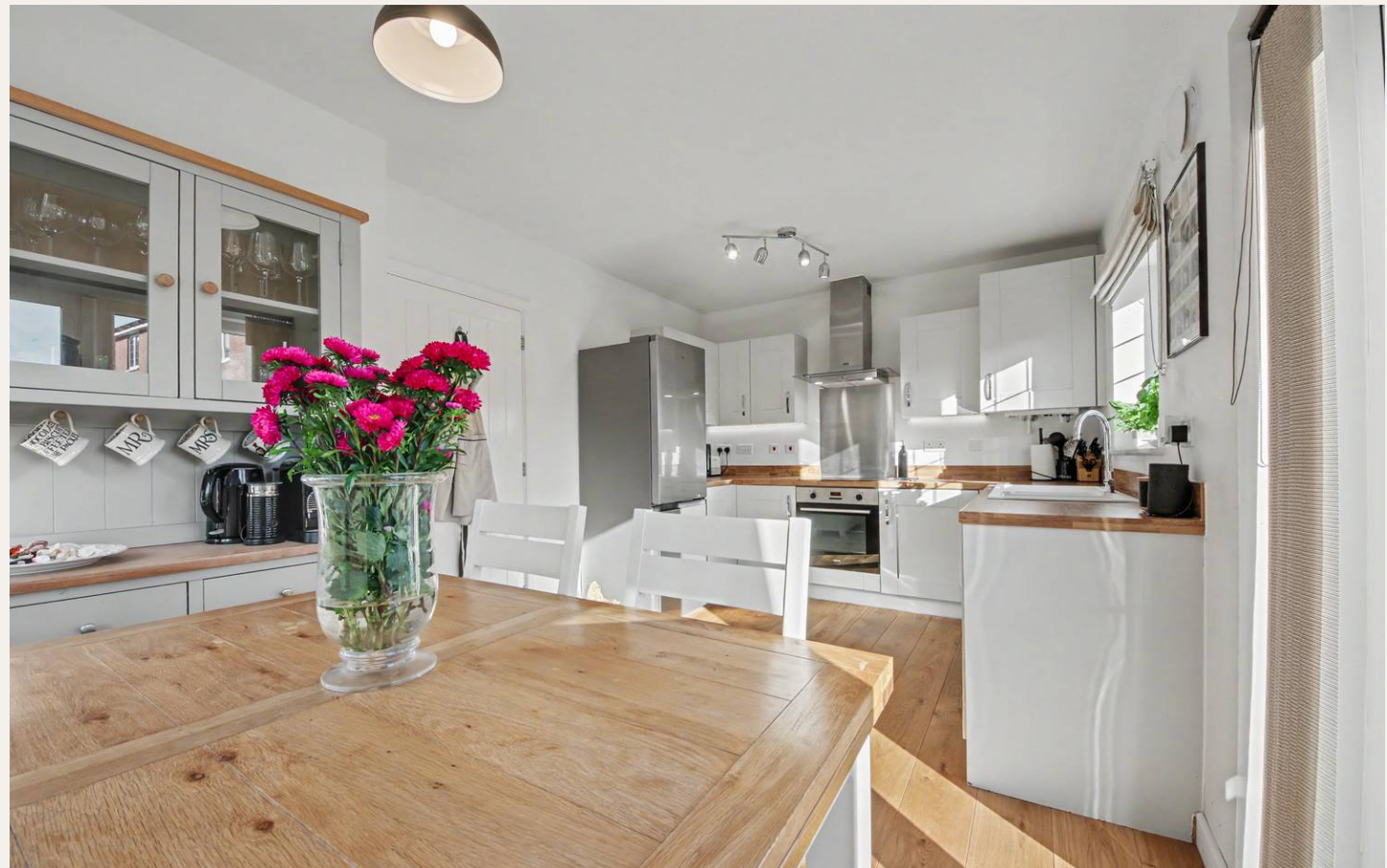
Botley, Southampton

INTRODUCTION

Positioned quietly within this popular modern development, 16 St. David's Cul De Sac is a beautifully balanced three-bedroom semi-detached home that combines contemporary living with a surprisingly peaceful setting. Its position is particularly appealing, tucked away within the development and backing directly onto the school grounds, providing a reassuring sense of privacy and an open outlook that is unlikely to be built upon. Inside, the home feels bright, sociable and wonderfully easy to live in, with a generous open-plan kitchen and dining space forming the natural heart of the house. Add three well-proportioned bedrooms, two bathrooms, a spacious sitting room and excellent outside space, and this is a home that should appeal particularly strongly to young families and professional couples looking for modern living in a well-connected village setting.

LOCATION

Botley has developed a particularly attractive balance in recent years: a village atmosphere, excellent everyday amenities and easy access to the wider south coast. From St. David's Cul De Sac, the village centre is readily accessible, while the surrounding countryside provides plenty of opportunity to escape into the open air, whether that means an evening walk, a weekend cycle or simply enjoying the quieter pace of village life. The property is also exceptionally well placed for families, with the development sitting close to local schooling. The combination of village convenience, countryside surroundings and access towards Southampton, Fareham and the M27 makes Botley an increasingly appealing choice for those wanting a lifestyle that feels removed from the bustle without sacrificing connectivity. The nearby rail network also provides another useful option for commuters.





INSIDE

From the moment you step inside, there is a pleasing sense of light and space. The sitting room is generously proportioned, with a characterful bay window drawing natural light into the room and creating an inviting place to relax at the end of the day.

The kitchen and dining area is arguably the real centrepiece. Designed around modern open-plan living, it benefits from an abundance of natural light, with two further windows complemented by wide double doors opening directly onto the garden. Whether hosting friends, keeping an eye on the children or simply enjoying a quiet morning coffee, this is a space designed around everyday life.

Upstairs are three well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of its own en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, creating a practical layout that works equally well for a growing family or those who simply value having space for guests.

OUTSIDE

The outside space is where the property's position really comes into its own. The rear garden is private, enclosed and pleasantly secluded, with a dedicated seating area towards the rear creating an ideal spot for summer evenings, entertaining or simply enjoying a little peace and quiet.

A further patio area immediately outside the kitchen doors creates a natural extension of the living space, making it particularly easy to move between indoors and out during warmer months. Beyond the garden, the property backs onto the school grounds, giving the rear of the house an appealing sense of openness.

To the side of the property are two separate off-road parking spaces, providing the everyday practicality that modern family life demands.



SERVICES

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

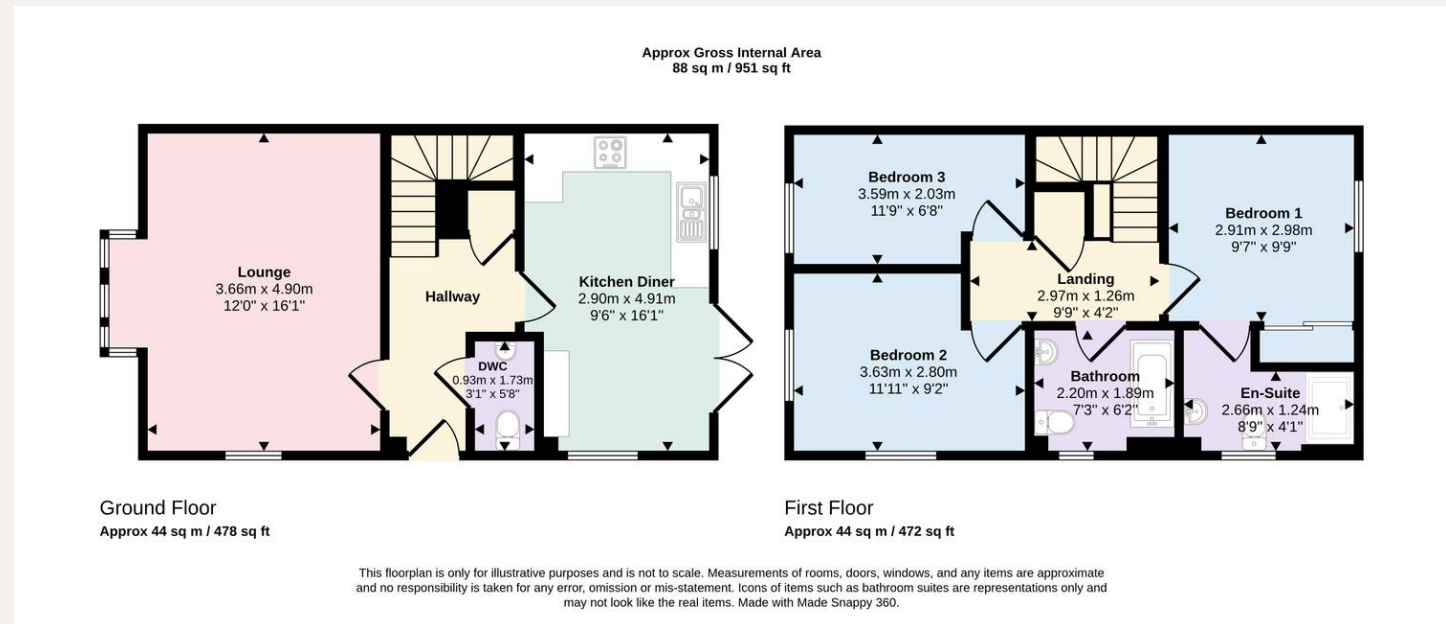
Broadband: Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charges Approximately £257 per year

- EPC RATING B
- FREEHOLD
- EASTLEIGH COUNCIL BAND D
- ATTRACTIVE THREE-BEDROOM SEMI-DETACHED HOME
- GENEROUS OPEN-PLAN KITCHEN AND DINING SPACE
- SPACIOUS SITTING ROOM
- TWO BATHROOMS
- PRIVATE, ENCLOSED REAR GARDEN
- TWO BAY PARKING SPACES

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of 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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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.

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