



29 Tanners Brook close, Curbridge, SO30 2HW

Asking Price £285,000



Tanners Brook close |  
Curbridge | SO30 2HW  
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W&W are delighted to offer for sale this beautifully presented 2023 built two double bedroom terraced home with woodland views to the front. The property boasts two bedrooms, lounge/dining room, modern kitchen, downstairs cloakroom & modern main bathroom. The property also benefits from a rear landscaped garden & driveway parking.

Tanners Brook Gardens is in 'Whiteley Meadows' development. You'll find the development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton.





Beautifully presented 2023 built two double bedroom terraced home

Enviably positioned tucked away down a private driveway made up of only four houses

Overlooking woodlands to the front

Welcoming entrance hall enjoying attractive herringbone flooring flowing into the kitchen & downstairs cloakroom

Modern kitchen enjoying integrated oven, hob, dishwasher, fridge/freezer & space for washing machine

Spacious lounge/dining room with double doors opening out onto the rear garden & built in understairs storage cupboard

Downstairs cloakroom comprising two piece white suite

Main bedroom enjoying twin windows overlooking woodland views to the front & built in storage cupboard

Guest bedroom also benefitting from twin windows

Modern main bathroom comprising three piece white suite & attractive wall tiling

Feature air conditioning to the landing

Landscaped rear garden enjoying paved patio, area laid to lawn, shed to remain, rear access, outside tap & power sockets

Driveway parking to the front for two vehicles

Estate management charge approx. £200 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

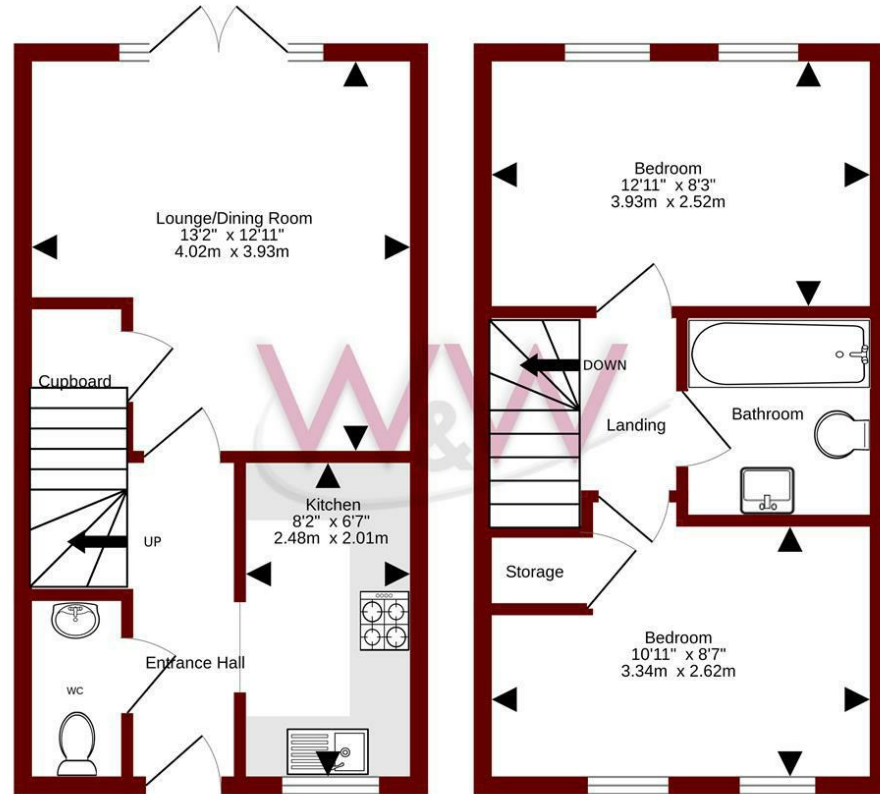
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
311 sq.ft. (28.9 sq.m.) approx.

1st floor  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			98
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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