



OFFERS OVER
£750,000
24 Maddoxford Lane
Botley, SO32 2DG

Offering beautifully presented and versatile accommodation throughout, this impressive four/five-bedroom chalet-style home is one not to be missed. Ideally situated within close proximity to Botley village centre, the property benefits from easy access to a range of shops, pubs, local amenities, well-regarded schools and a mainline train station. The ground floor offers spacious and flexible living accommodation, including a generous lounge with gas fire and a modern kitchen/dining area with bi-fold doors to the rear garden. There is also a study which still retains plumbing and could easily be converted back into a bathroom if desired, along with a convenient WC. Additional rooms on this level include a cosy snug, which could alternatively serve as a further bedroom, a separate office, which has been previously used as a beauty room and a dressing room. Upstairs, the property offers four well-proportioned double bedrooms. The landing is light and airy, enjoying attractive views over the nearby playing fields. The main bedroom benefits from its own ensuite shower room, while the remaining bedrooms share a family bathroom. Externally, the property continues to impress with a large driveway providing ample off-road parking for multiple vehicles. To the rear, the south-west facing garden enjoys plenty of sunlight and features a decking area, perfect for outdoor dining and relaxation, along with access to the rear of the garage.

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ENTRANCE HALL

LOUNGE 21' 10" x 14' 9" (6.65m x 4.5m)

KITCHEN/DINER 11' 11" x 26' 3" (3.63m x 8m)

SNUG/BEDROOM 13' 5" x 12' 2" (4.09m x 3.71m)

STUDY 11' 10" x 8' 4" (3.61m x 2.54m)

WC 4' 2" x 4' 11" (1.27m x 1.5m)

OFFICE/BEAUTY ROOM 9' 3" x 8' 9" (2.82m x 2.67m)

DRESSING ROOM 4' 6" x 9' 3" (1.37m x 2.82m)

LANDING

BEDROOM ONE 15' 9" x 14' 9" (4.8m x 4.5m)

ENSUITE 6' 6" x 6' 1" (1.98m x 1.85m)

BEDROOM TWO 17' 0" x 12' 2" (5.18m x 3.71m)

BEDROOM THREE 8' 11" x 14' 8" (2.72m x 4.47m)

BEDROOM FOUR 7' 8" x 12' 2" (2.34m x 3.71m)

BATHROOM 6' 6" x 7' 3" (1.98m x 2.21m)

REAR GARDEN

GARAGE 16' 1" x 9' 11" (4.9m x 3.02m)

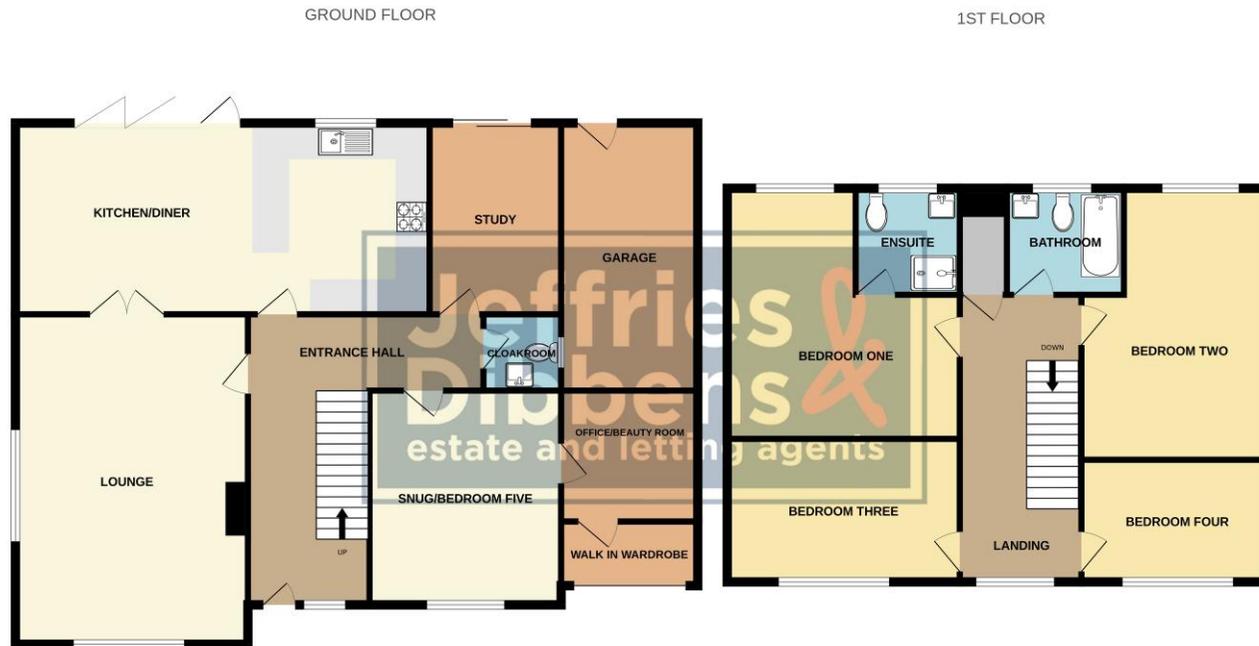
DRIVEWAY

LOCAL AUTHORITY
Eastleigh Borough Council

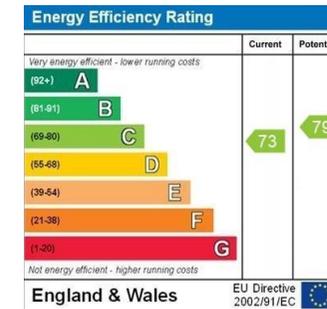
TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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