



1 Morant Crescent, Botley - SO32 2FY  
£425,000

WHITE & GUARD

# 1 Morant Crescent

Botley, Southampton

## INTRODUCTION

A beautifully presented three-bedroom detached home, combining contemporary style, generous natural light and a wonderfully private garden. Set within a popular residential setting in Botley, 1 Morant Crescent has been exceptionally well cared for and thoughtfully maintained, with modern interiors, new carpets and sympathetic decoration throughout. The result is a home that feels polished, comfortable, and immediately welcoming.

## LOCATION

Botley offers an appealing blend of village character, countryside and everyday convenience. A selection of local shops, cafés, amenities and eateries are close by, while the surrounding countryside provides an abundance of scenic walking and outdoor opportunities. The nearby road network provides easy access towards Winchester, Southampton and the M27, making the property particularly well placed for both commuting and family life.

- DETACHED HOUSE
- MODERN KITCHEN/DINER
- SPACIOUS LOUNGE
- EN-SUITE TO THE MASTER
- ATTRACTIVE GARDEN
- DRIVEWAY & GARAGE
- EPC GRADE B
- TENURE - FREEHOLD
- EASTLEIGH BOROUGH COUNCIL BAND E





## INSIDE

A bright and welcoming entrance hall provides an excellent first impression, leading naturally to the principal living spaces, with the kitchen and dining area to the left and the lounge to the right. The dual-aspect lounge is filled with natural light, enhanced by an attractive bay window, while a bespoke media unit provides an elegant focal point and a distinctive sense of luxury.

The contemporary kitchen is both stylish and practical, with integrated appliances, under-counter lighting and a generous dining area creating a superb social space for everyday family life and entertaining. Upstairs, three well-proportioned bedrooms include a principal bedroom with its own ensuite, complemented by a modern family bathroom. New carpets and tasteful decoration throughout add to the home's fresh and considered presentation.

## OUTSIDE

The mature rear garden is one of the property's most appealing features, offering a private and peaceful retreat with established shrub borders and a lovely sense of seclusion. Carefully maintained and thoughtfully planted, it provides an inviting space for outdoor dining, entertaining or simply unwinding in the warmer months.

To the front, a tandem driveway provides excellent off-road parking for multiple vehicles and leads to the adjoining garage. Combined with the attractive garden and well-maintained exterior, the outside space offers a rare balance of practicality, privacy and tranquillity.



## ADDITIONAL INFORMATION

The vendor has informed us there is a maintenance charge of £250 per annum, which is reviewed annually.

## BROADBAND

Ultrafast Full Fibre Broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 120 Mbps. Information has been provided by the Openreach website.

## SERVICES

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

## Agent Note :

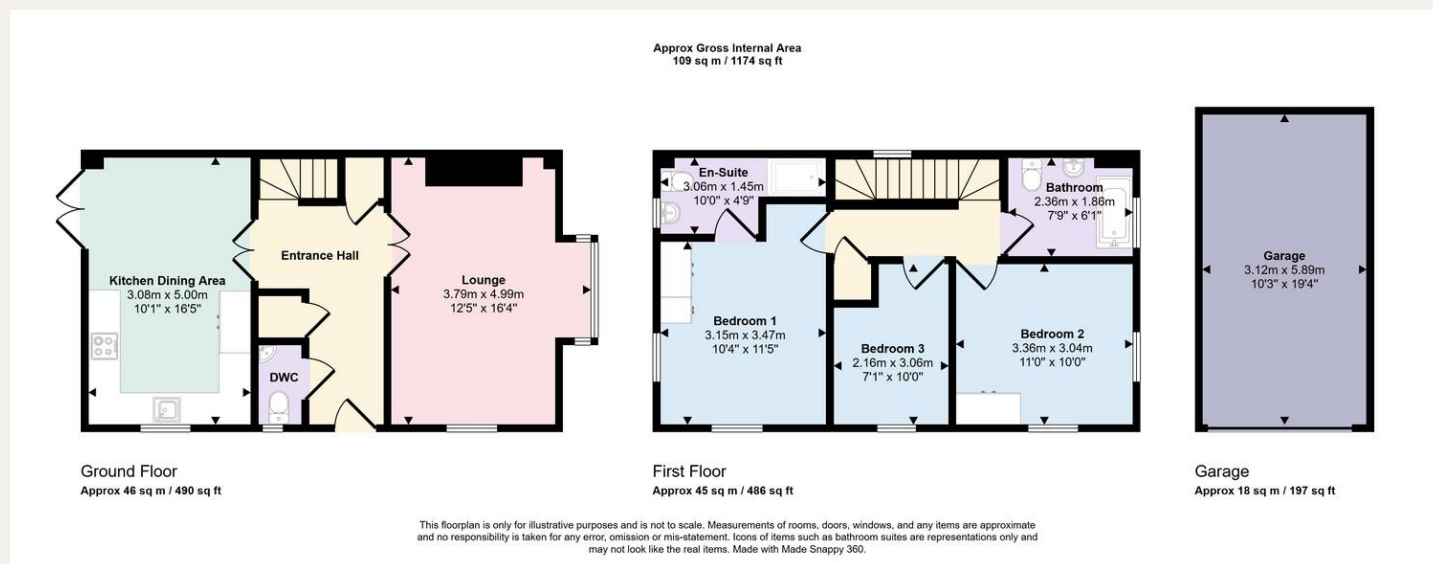
Under Section 21 of the Estate Agents Act 1979, we wish to confirm that this property is owned by an employee of White & Guard.

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**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.



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