

A circular logo with a dark green background. The text "Chimney Pots" is in a large, white, serif font. Below it, "ESTATE AGENTS" is in a smaller, white, sans-serif font. At the bottom, "YOUR HOME" and "OUR PASSION" are written in a white, sans-serif font, separated by a small green dot.

Chimney Pots

ESTATE AGENTS

YOUR HOME • OUR PASSION



Wallace Avenue, Botley, SO32

Guide price £490,000



A Beautifully Presented Detached Family Home In a Sought After Area

Offering Bright and Spacious Accommodation

Four Generously Sized Bedrooms

Modern Family Bathroom, En-Suite and WC

Spacious Lounge and Seperate Snug

Kitchen/Diner With Integrated Appliances

Private and Well Maintained Rear Garden

Detached Garage, EV Charging point and Side by Side Parking

Double Glazed Throughout and Gas Central Heating

Situated in the sought-after Botley area, this well-appointed four-bedroom detached home offers modern, comfortable family living with a refined contemporary finish throughout. The ground floor flows from a welcoming entrance hall into a generous lounge with a feature bay window that floods the room with natural light and overlooks Boorley Green Park. The sleek kitchen/diner is perfectly suited to both everyday life and relaxed entertaining, and a room divider creates a separate snug area, adding welcome flexibility. Patio doors open onto a beautifully landscaped rear garden, thoughtfully arranged into distinct zones and connected by natural stone paving and gravel pathways. There is a natural wildlife area behind so the outlook creates a calm, curated outdoor space that feels like a natural extension of the home, with a balanced mix of sociable and quieter areas. A downstairs cloakroom completes the ground floor. Upstairs, four well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefiting from its own en-suite. A stylish family bathroom completes the first floor, finished in a clean, modern style.

Externally, the property also benefits from a detached garage with an EV charging point and off-road parking, offering excellent convenience.

The property is ideally located, with highly regarded schools, local amenities and convenient transport links all within easy reach. Offering generous proportions and a high standard of finish throughout, the property has been thoughtfully designed to accommodate the needs of modern family life.

Disclaimer:

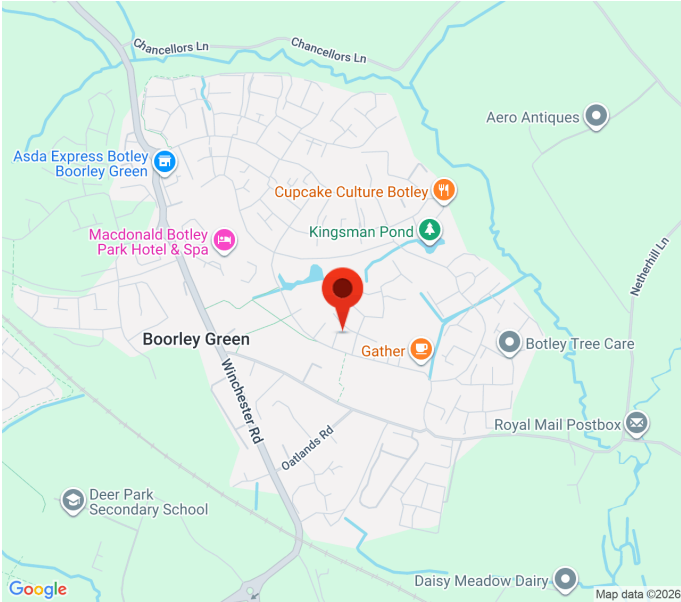
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £65 inc. VAT per property and is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



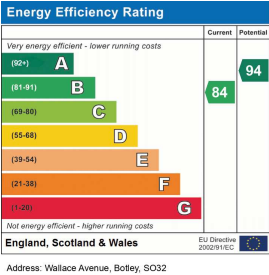
Floor Plan



Area Map



Energy Performance Graph



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32 Bridge Rd, Park Gate, Southampton SO31 7GF
Tel:01489 584 298, Email:hello@chimneypotsestateagents.co.uk, <https://www.chimneypotsestateagents.co.uk/>

