



3 bed detached house to buy in

Botley Road, Burridge, Southampton,
Hampshire, SO31 1BQ

£710,000 Starting Bid

 x 3  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Cash Buyers Only
- ✓ Extensive Gardens
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

An exciting opportunity to purchase this superbly positioned family home situated on a large plot in the respected village of Burridge.

The accommodation offers three spacious bedrooms with an en-suite to bedroom one and a further large family bathroom, on the ground floor is a spacious sitting room, separate dining room, study, conservatory/sun room, kitchen/breakfast room and utility room.

Externally the property has an extensive driveway and side access to a large rear garden which offers a large degree of privacy. This comfortable family home lends itself superbly to upgrading and extending (stpp) which in turn would create a superb family home in a desirable location. This property is offered for sale with no onward chain and viewings are by appointment through Beals Estate Agents, Park Gate .

INTERNALLY The spacious entrance hall affords access to all principal ground floor rooms. The spacious kitchen/breakfast room is light and airy and leads on to the utility at the rear of the property. From the kitchen is the dining room and in turn the sitting room and sun lounge.

The sitting room is spacious and benefits from an open fire. On the first floor there is a spacious landing and there are three generous bedrooms with an en-suite to bedroom one, there is a further family bathroom.

EXTERNALLY The property is approached via a spacious driveway with parking for numerous vehicles. There is side access to the extensive rear garden which offers a good degree of privacy. There is an integral garage accessed also from the front of the property.

LOCATION This property is situated close to the local amenities in Park Gate and Botley villages which together include convenience stores, takeaways, chemist and pubs.

It is also situated on a bus route and a short distance away from Swanwick and Botley Railway station which offers a direct route to London Waterloo station, Junction 9 of the M27 is close by with good links to Portsmouth and Southampton with the A27 taking you East towards Fareham and West towards Hedge End.

Cash buyers only.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £710,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM/WC

SITTING ROOM

6.50m x 4.47m (21'3" x 14'7")

DINING ROOM

3.33m x 2.72m (10'11" x 8'11")

SUN LOUNGE

4.65m x 3.81m (15'3" x 12'6")

STUDY/OFFICE

3.23m x 3.00m (10'7" x 9'10")

KITCHEN/BREAKFAST ROOM

4.65m x 2.97m (15'3" x 9'8")

UTILITY ROOM

2.97m x 1.75m (9'8" x 5'8")

ON THE FIRST FLOOR

SPACIOUS LANDING

BEDROOM ONE

6.55m x 2.95m (21'5" x 9'8")

EN SUITE SHOWER ROOM

BEDROOM TWO

4.47m x 3.20m (14'7" x 10'5")

BEDROOM THREE

4.47m x 3.20m (14'7" x 10'5")

FAMILY BATHROOM

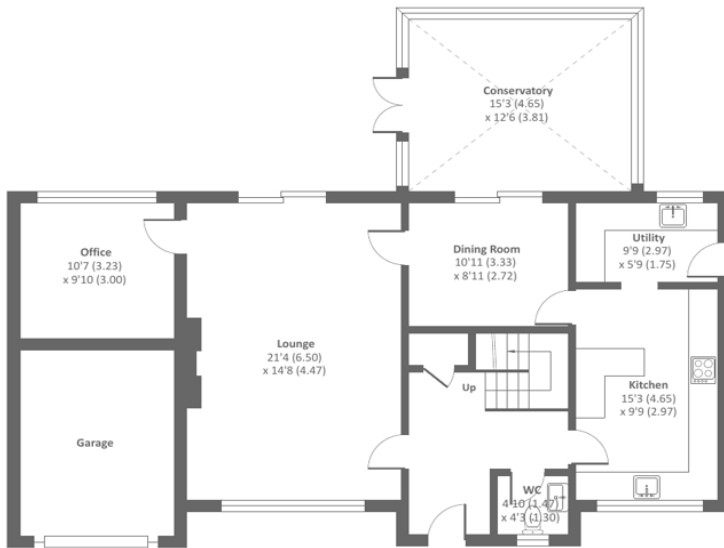
2.18m x 1.96m (7'1" x 6'5")

ON THE OUTSIDE

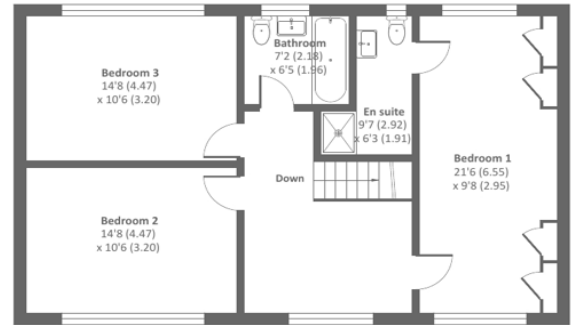
INTEGRAL GARAGE

Approximate Area = 1905 sq ft / 177 sq m (excludes garage)

For identification only - Not to scale



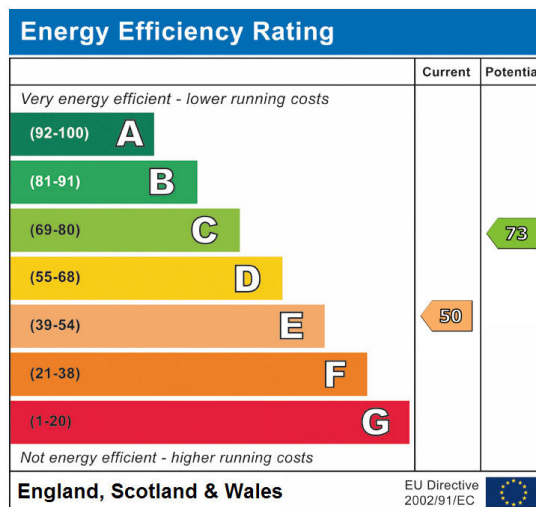
Ground floor



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Beals Estate Agents Ltd. REF: 901141



Botley Road, Burridge, Southampton, Hampshire, SO31 1BQ

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

