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BOTLEY ROAD, BURRIDGE, SOUTHAMPTON, SO31 1BL



NEWLY BUILT, EXECUTIVE DETACHED DWELLING LOCATED IN AN EXCLUSIVE DEVELOPMENT OF ONLY FOUR DETACHED HOMES. A VIEWING IS ESSENTIAL TO APPRECIATE THE FOUR DOUBLE BEDROOMS EACH WITH EN-SUITE, GENEROUS GROUND FLOOR LIVING SPACE, REAR GARDEN, GARAGE, AND CARPORT.

£899,950 Freehold

This newly built, magnificent and spacious four-bedroom detached property, constructed by Landdene Homes Ltd, is nestled in an exclusive development of just four dwellings in the sought-after village of Burrridge. This exquisite family home offers ample space for both entertaining and relaxing with a fabulous kitchen/dining/family room and a separate living room. The ground floor also boasts a utility room, study and cloakroom. The first floor showcases four double bedrooms, notably, each with en-suite facilities. Outside, the driveway presents off-road parking for multiple vehicles, there is also a garage and carport, and a lovely garden to the rear.

Burrridge is a semi-rural village located in the borough of Fareham, Hampshire, between the cities of Southampton, Portsmouth and Winchester. Burrridge was formerly named Caiger's Green and historically the economy thrived on the growing of strawberries, which were distributed from Swanwick Railway Station, which is located close by. Burrridge benefits from close proximity to the famous River Hamble and Swanwick Nature Reserve and Marina. Whiteley Shopping Centre which offers a host of amenities including shops, restaurants, leisure facilities and a cinema is conveniently located approximately 2.5 miles away. The area offers excellent transport links via the A/M27.



Ground Floor

The entrance door opens into the hallway offering space to de boot. There are oak veneer doors to principal rooms and stairs with an attractive glass balustrade rising to the first floor.

The living room may be found to the front elevation and offers a box bay window overlooking the property frontage.

The heart of the home is sure to be the impressive kitchen/dining/family room offering the ideal space for entertaining. Bifold doors open out onto the patio area providing a seamless transition from indoor to outdoor living. The magnificent, fitted kitchen will prove popular with culinary enthusiasts and comprises a comprehensive range of wall and base units with quartz worksurfaces over. Integrated appliances include an electric oven and microwave, hob with an extractor hood above, dishwasher, fridge freezer and a wine cooler. A door opens into the utility room which comprises base units with marble effect worksurfaces over. There is a stainless-steel sink and drainer and appliance space for white goods. An external door opens to the side of the dwelling.

The ground floor accommodation is completed by a cloakroom with a wash hand basin and WC and a study, which is to the front aspect, and would make the perfect home office or playroom, depending upon your requirements.





First Floor

On the first floor are four fabulous double bedrooms each with built-in wardrobes offering useful storage. The master bedroom boasts the added convenience of a dressing area complete with a series of mirror fronted wardrobes. A noteworthy feature of this property is the en-suite facilities to each bedroom, all of which benefit from a bath or shower, wash hand basin and a WC. The stylish en-suite to the master bedroom comprises a four-piece suite with a bath, shower cubicle, wash hand basin and a WC.



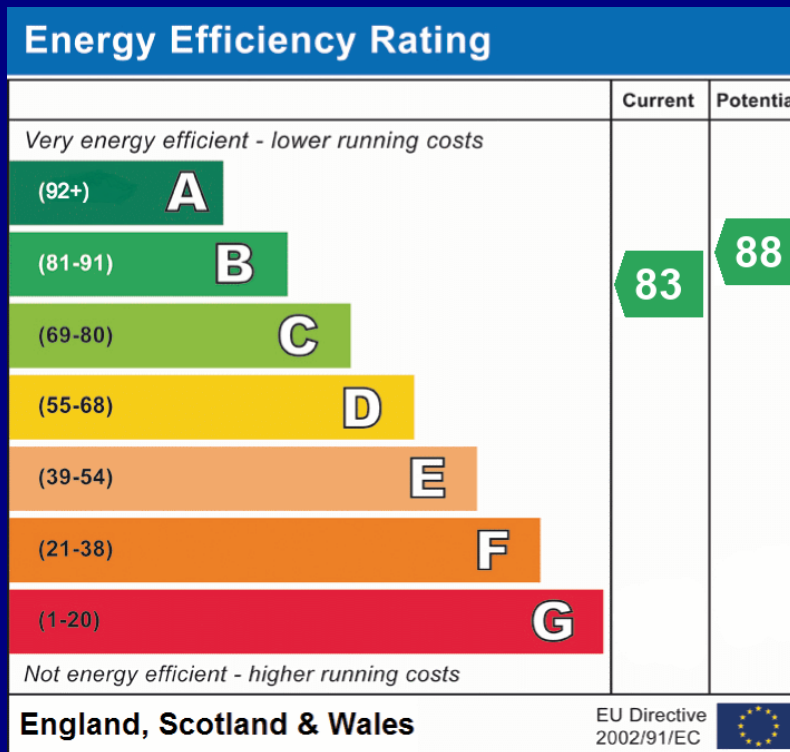


Outside

The property is approached via a shared driveway, which leads to the private, herringbone pattern, block paved driveway providing off road parking for multiple vehicles and leading to the carport and garage. The garage presents and electric roller door and fittings are in place for the installation of an EV charging point. A paved footpath leads around the side of the dwelling with pedestrian access into the rear garden, and to the entrance door under a canopied porch. The front garden is laid to lawn with plant and shrub borders.

The landscaped rear garden is enclosed by timber fencing and predominately laid to lawn with a mixture of trees and shrubs. A paved patio, adjacent to the property, provides an idyllic spot for outdoor entertaining and al fresco dining. There are outdoor power points and wall mounted exterior lighting.





COUNCIL TAX BAND: TBC - Fareham Borough Council.

UTILITIES: Air source heat pump, mains electricity, water and drainage.

The property has a new build guarantee with Buildzone.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

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