



Bush Haven, Botley Road, Eastleigh, SO50 7AN
£450,000

A rare opportunity to acquire a well proportioned detached residence tucked away off of Botley Road but convenient to the local village amenities and close to excellent schools for all ages. We understand the property was constructed approximately 20 years ago and was once part of the grounds of the neighbouring thatched cottage. The accommodation comprises large welcoming entrance hall, Triple aspect Living room, spacious Kitchen/Dining Room. 3 Double bedrooms with En-suite bathroom to the master bedroom. Family bathroom and a further shower room on the ground floor. In addition there is an integral garage which could be converted into additional accommodation as there is enough room to build a double garage adjacent to the property (subject to obtaining planning permission). A pedestrian gate from the garden gives direct access to the Lapstone Playing Fields to the rear.

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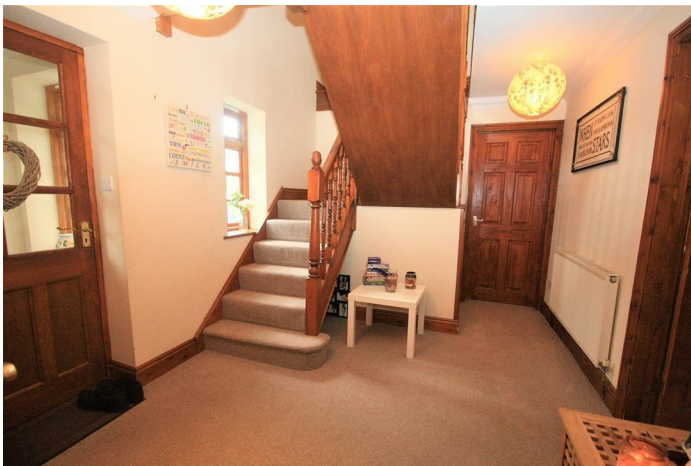
The property is accessed from Botley Road via a communal driveway, a five bar gate then opens onto Bush Haven with plenty of parking provided. From the driveway is a Flagstone path leading to the front entrance, a panelled door with inset single glazed panel opening onto the

ENTRANCE PORCH

Ceramic tiled floor, two sealed unit double glazed windows either side both with top opening casements, plain plastered and coved ceiling, ceiling light point, a half glazed panelled door opens onto the

ENTRANCE HALLWAY 12'5" into stairwell x 9'3" (3.79 into stairwell x 2.84)

A spacious hallway, turning staircase to the first floor with useful cupboard underneath, a sealed unit double glazed window to the front elevation, radiator, provision of power points, plain plastered and coved ceiling, two ceiling light points, smoke alarm, wall mounted Honeywell central heating thermostat, off the hallway is a door opening onto a lobby with a recess for hanging coats and fitted shelf, ceramic tiled floor, radiator, coved ceiling, wall light point, a six panelled door opening onto a



GROUND FLOOR SHOWER ROOM 6'0" x 5'4" (1.85 x 1.64)

An obscure double glazed window to the front elevation with top opening casement, four piece suite comprising an enclosed shower cubicle with plumbed in shower, wall mounted extractor, fully tiled around the shower area and tiled to half height to the remainder, tiled floor, pedestal wash hand basin with shavers light above, concealed cistern low level WC with Bidet adjacent, radiator, coved ceiling, ceiling light point.



LIVING ROOM 19'10" x 12'1" (6.07 x 3.70)

Accessed via a pair of six panelled doors, a pleasant living room with the benefit of a triple aspect, two double glazed French doors opening onto the rear and side elevation, a double glazed panelled window to the front elevation, this room is centred on a brick fireplace with wooden mantle and brick hearth, two radiators one at each end, TV point, coved plain plastered ceiling, two ceiling light point, five wall light points



KITCHEN / DINING ROOM 18'2" x 9'5" (5.54 x 2.88)

Accessed from the hallway via a six panelled door, a farmhouse style kitchen in pine with granite effect roll edge heat resistant work surfaces, inset double bowl single drainer stainless steel sink unit with a chrome mono-chrome mixer tap above, complimentary tiled splashbacks, ceramic tiled floor, a good range of matching cupboard and drawer base units, a range of matching wall mounted cupboards incorporating two glazed display cabinets, additional shelving, an oil fired range cooker which serves the central heating and domestic hot water supply. Full size dishwasher, space for a tall fridge freezer, plenty of room for a decent size dining table, radiator, coved ceiling, three ceiling light points.



FIRST FLOOR ACCOMODATION 14'0" x 9'3" (4.27 x 2.82)

Accessed from the hallway via a turning staircase with spindled balustrade in the entrance hallway, a nice size landing with space for a desk, radiator, all the doors and architrave are stained natural wood, dormer window to the front elevation with double

glazed window, coved ceiling with ceiling point, smoke alarm, an airing cupboard housing a water tank with emersion heater and slatted linen shelving



BEDROOM 1 20'0" x 12'0" (6.11 x 3.66)

A dual aspect room with double glazed window to the side elevation with side and top opening casement, a double glazed dormer window to the front elevation with side and top opening casement, radiator, coved ceiling, two ceiling light points, fitted furniture comprising one double and one single wardrobe, cupboard above the double wardrobe, a further unit with cupboard and drawer underneath, a further six panelled door gives access to



EN-SUITE 6'11" x 7'6" excluding the shower recess. (2.11 x 2.29 excluding the shower recess.)

A four-piece bathroom with roof Velux double glazed window to the rear elevation, a panelled bath with handrails, mixer tap with shower attachment, closed coupled WC, fully tiled recessed shower with folding shower door, plumbed in shower, wash hand basin inset into a roll edge work surface with storage underneath, mono-bloc mixer tap, shavers light, part tiled walls, ceramic tiled floor, ceiling light point, ceiling extractor fan, radiator.



BEDROOM 2 13'8" x 10'3" max (4.19 x 3.13 max)

Accessed from a small lobby area on the landing, a Velux double glazed roof window, radiator, TV point, coved ceiling, ceiling light point.



BEDROOM 3 10'5" x 9'5" max (3.18 x 2.88 max)

A double-glazed dormer window to the front elevation, radiator, ceiling light point.



FAMILY BATHROOM 10'3" x 6'9" max (3.14 x 2.06 max)

A four piece suite comprising panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin with tiled splashbacks, shavers light, a fully tiled shower cubicle with plumbed in shower, radiator, Vinyl floor covering, ceiling light point, extractor fan, access to the roof void.



GARAGE 20'0" x 9'1" (6.11 x 2.77)

Accessed from the drive via a pair of wooden gates with safety glass, a frosted panelled window to the side elevation, half glazed panelled door to the rear giving access to the garden, a utility area is located to the rear of the garage with space and plumbing for a washing machine, Belfast sink inset in a roll edge work surface, mixer tap, light and power, provision of power points, electric fuse box

EXTERNALLY

External power point to the side of the property as well as an external light, a rear pedestrian gate to the playing fields at the rear, flower/shrub borders, an area laid to lawn, external courtesy light to the front entrance.



