



Heatherlands  
The Plantation  
Curdridge SO32 2DT

**BR** BYRNE  
RUNCIMAN

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## HEATHERLANDS

PRICE GUIDE: £695,000

### The Property

An attractive 1960s bungalow with consent for conversion to a three-bedroom house. Heatherlands stands in a wonderful, partly wooded plot of 0.5 acres in The Plantation, a much sought after location. Full details of the permitted development approval to add a first floor can be found at

[www.winchester.gov.uk/planning/planning-applications](http://www.winchester.gov.uk/planning/planning-applications) 23/01530/PNADD6

**\* NO FORWARD CHAIN \***

**\* LARGE GARDEN: 0.5 ACRES \***

**\* SOUGHT AFTER LOCATION \***

**\* DETACHED BUNGALOW \***

**\* GARAGE BLOCK OF 454 SQ FT/42 SQM\***

**\* PERMITTED DEVELOPMENT APPROVAL**

**TO CONVERT TO A TWO STOREY HOUSE WITH  
SCOPE FOR FURTHER DEVELOPMENT (SUBJECT  
TO PLANNING PERMISSION) \***

### The Location

Curdridge is a popular semi-rural village with primary school. Near to Botley, which offers local amenities and station on the mainline to Waterloo. The larger centres of Hedge End and Fareham are close by with easy access to the M27 motorway network.

### Directions

Turn right out of Wickham Square, proceed for approximately 1 mile then take the left hand fork to Botley. Proceed into Curdridge turn right at the top of Kitnocks Hill, then right at the junction into Lockhams Road and at the end turn left and Heatherlands is the second last property on the left.

### ACCOMMODATION

Front door opening to:

**ENTRANCE PORCH** Glazed door opening to:

**ENTRANCE HALL** Loft hatch, storage/airing cupboard, radiator, doors opening to:

**KITCHEN** Double glazed windows to front and side, fitted with a range of wall and base units with work surfaces over, sink unit with cupboard below, solid fuel aga\*, fitted electric oven\*, induction hob\*, space for fridge/freezer, plumbing for dishwasher, wall mounted gas boiler\* servicing central heating\* and hot water system\*, radiator.

**BEDROOM TWO** Double glazed windows to front and side, radiator.

**BATHROOM** Double glazed window to side, suite comprising tiled shower cubicle, panelled bath, pedestal wash hand basin, partially tiled walls, ladder style radiator.

**W.C.** Double glazed window to side, low level w.c.

**BEDROOM ONE** Double glazed picture window to rear giving uninterrupted views of the beautiful garden, radiator.

**LIVING/DINING ROOM** Double glazed windows to rear giving uninterrupted views of the beautiful garden, double glazed door opening onto garden, attractive brick fireplace with inset multifuel burning Stovax stove\*, radiator.

**OUTSIDE** The property is approached via a drive in/drive out driveway offering parking for numerous vehicles and leading to the:

**GARAGE BLOCK** with power and light connected.

**GARAGE ONE** Door to front, window to rear, pedestrian door to garden.

**GARAGE TWO** Up and over door to front, window to side, door to:

**OFFICE** Window to rear, door to side.

**UTILITY/W.C.** Window to side, butler sink, space for washing machine, low level w.c.

The **FRONT GARDEN** has a semi-circle area of lawn and attractive flower beds with roses and fuschias, pedestrian access at the side of the property to the good sized

**REAR GARDEN** which is mainly laid to lawn, has a large paved patio across the rear of the property, large disused landscaped pond which could be brought back into use, numerous shrubs and borders, rhododendron bushes, and a woodland area to the rear with mature trees providing privacy. The total plot is approximately 0.5 acres\*.

**TENURE:** Freehold.

**SERVICES:** All main services.

**LOCAL AUTHORITY:** Winchester.

**COUNCIL TAX BAND:** E

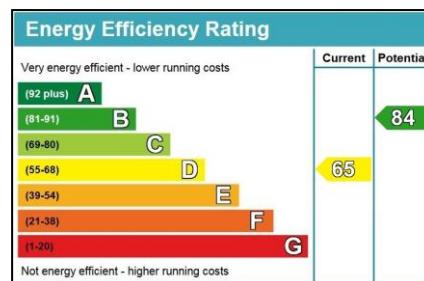
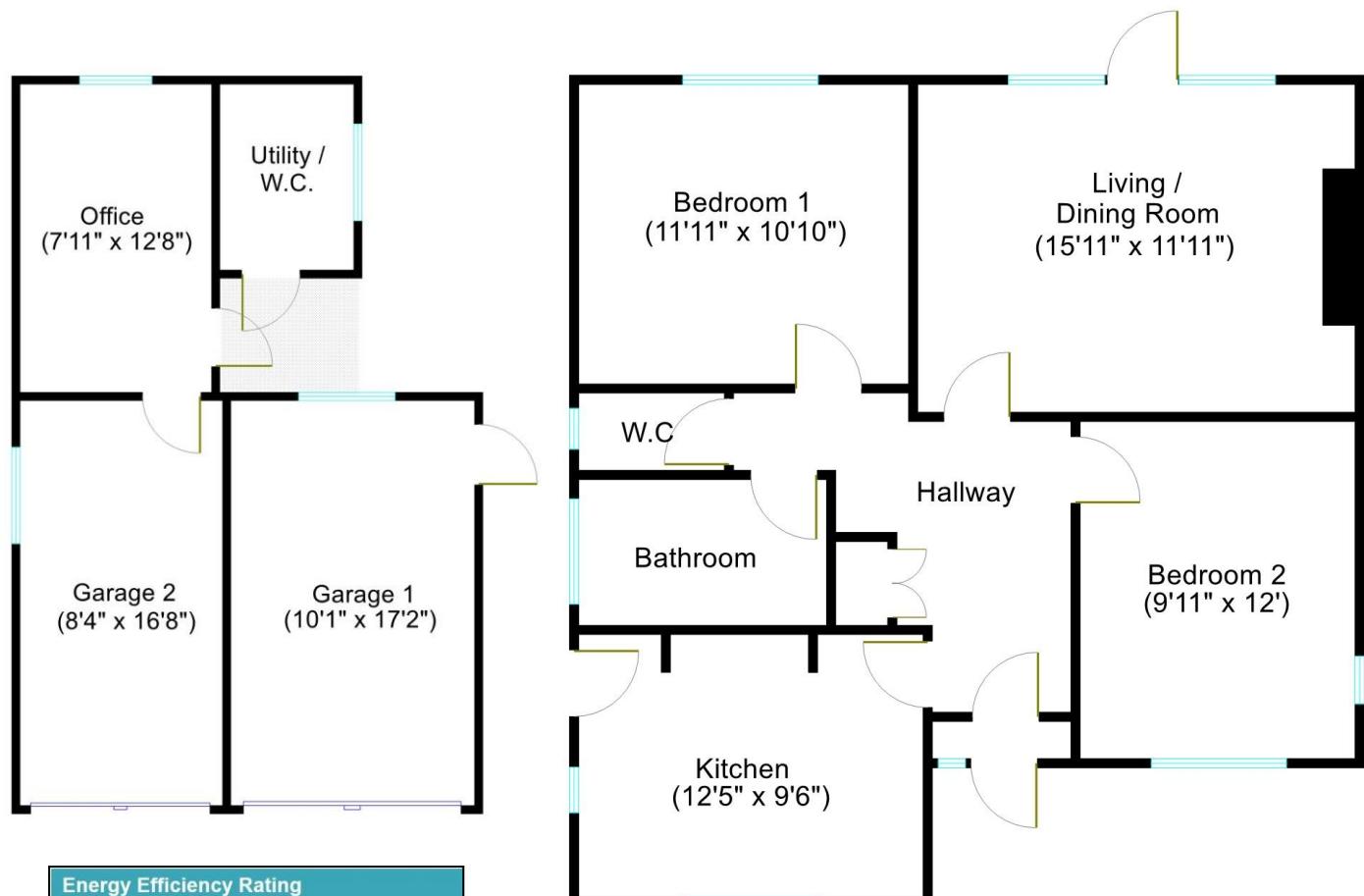
**BROADBAND**

**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



Total approx. internal floor area = 744 sq ft / 69.12 sqm  
 Garage block = 454 sq ft / 42.18 sqm  
 Floor Plan for identification and guidance purposes only



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.



