



62 Troon Road, Botley - SO32 2SP  
£400,000

WHITE & GUARD

# 62 Troon Road

Botley, Southampton

## INTRODUCTION

This extremely well-presented, three bedroom town house, benefits from off road parking, a garage and an attractive landscaped rear garden. The accommodation on the ground floor comprises an entrance hall, well-proportioned lounge / dining room with a bespoke media wall, a well equipped modern kitchen and a cloakroom. On the first floor there are two bedrooms and a family bathroom, whilst on the top floor there is a master bedroom, with dressing area and an en-suite shower room.

## LOCATION

The property is situated in the popular area of Boorley Park which benefits from its own Primary School, as well as a children's play park and community centre. The pretty village of Botley is only a short drive away offering a range of shops, pubs and eateries, as well as a mainline train station. Upon entering Kingsman Drive from Winchester Road roundabout, continue along this road for some distance where the property can be found on the right hand side.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM TOWN HOUSE
- LOUNGE DINING ROOM
- MODERN KITCHEN
- ENSUITE TO MASTER BEDROOM
- GARAGE AND DRIVEWAY
- ATTRACTIVE REAR GARDEN





## INSIDE

A bright, airy entrance hall with stairs to the first floor offers access to a modern kitchen comprising a range of contemporary wall and base units with integrated appliances. A spacious sitting room is located to the rear of the property where the current owners have installed a stylish and practical media wall, French doors from the sitting room lead to the landscaped rear garden.

On the first floor there are two bedrooms and a family bathroom comprises a panel enclosed bath with shower attachment, wash hand basin and a WC. A further door leads to a lobby and stairs to the second floor suite.

On the top floor the master bedroom suite has a window to the front. To the rear there is a dressing area with a Velux window and a door through to the modern en-suite, which has a shower cubicle, wash hand basin, WC and Velux window.

## OUTSIDE

To the side of the property there is a driveway with parking for two vehicles leading to a single garage. To the rear there is an attractive landscaped garden offering a side gate for pedestrian access and a door to the garage giving practical access



## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge is approximately £200 per year.

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## ANTI-MONEY LAUNDERING REGULATIONS

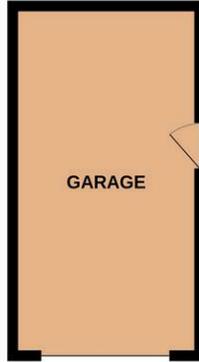
**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

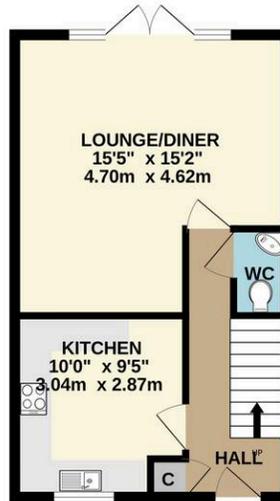
## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

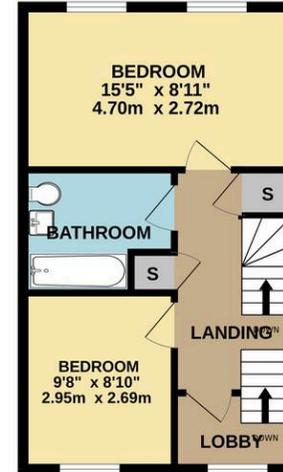
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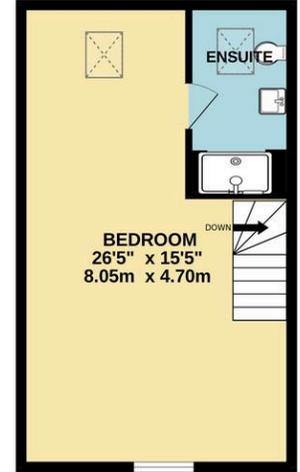
GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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