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Walker &  
Waterer

Hazelnut Cottage  
Burridge

£1,395,000





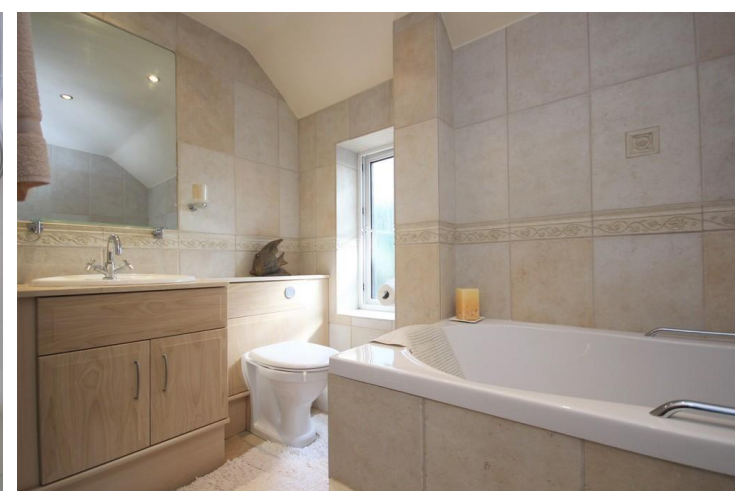
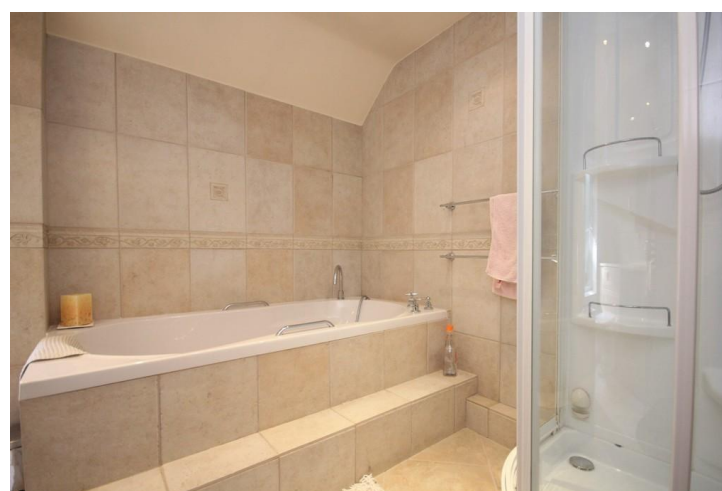




WALKER AND WATERER are delighted to to be given the kind instructions to market Hazelnut Cottage, in the most requested of locations on the outskirts of Whiteley, in Burr ridge.

This is the first time the property has been on the market in over 40 years having been in the current owners safe hands since that time.

During their tenure they have extended the property on more than one occasion over the years and now boasts over 5000 sq ft of accommodation, which also includes a one bedroom self-contained annexe.





Situated Down a Private Leafy Lane

Boasts over 5000 sq ft of Accommodation

Six Bedrooms in all

Six Bath/Shower Rooms

Lounge, Dining Room & Study

Kitchen Breakfast Room with Granite work tops

Conservatory

Large Utility Room

Further Office

Games Room

One Bedroom Self Contained annexe with Kitchen, Bathroom, Lounge and Balcony

Heated Swimming Pool

Pool House

Beautiful & Private Gardens

Tree Lined Plot

Gated Driveway Parking for Numerous Vehicles

0.7 Acre In All

Freehold  
Council Tax Band G  
EPC Rating 70 82

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01489 577990

Situated down a leafy private lane, and nestled within a very mature and established tree lined plot that is about two thirds of an acre (0.7 measured on Promap) it has a real countryside feel whilst being a stone's throw from local amenities.

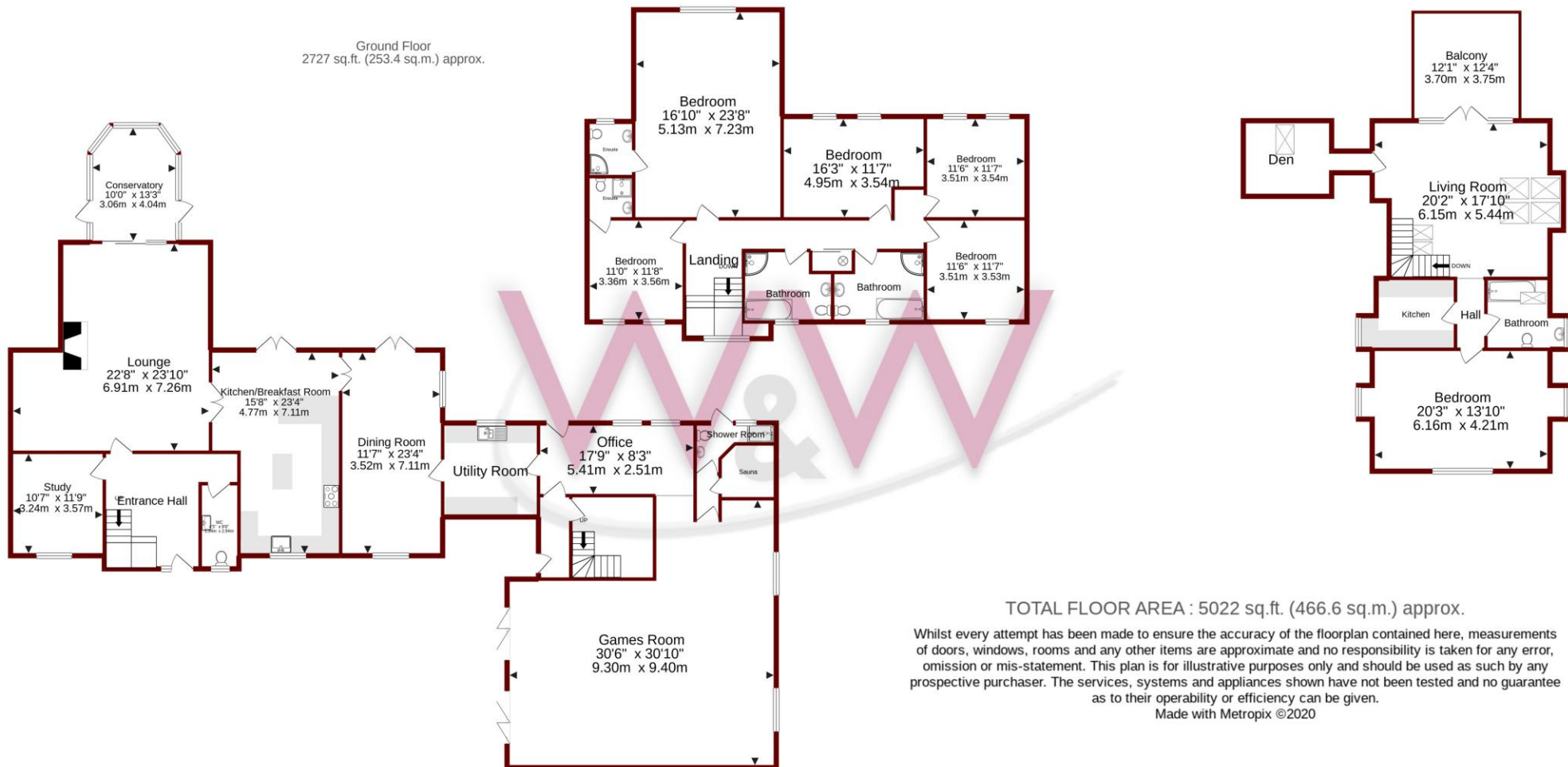
Whiteley Village Shopping Centre is just a short distance away with its many restaurants, shops and supermarket, as is Park Gate with a smaller selection of convenience shops. Swanwick Train Station is just two miles away and links to the main hub in Southampton. Eastleigh's Parkway is just 11 miles away. Winchester 20 Miles. Southampton 8 Miles. Portsmouth 12 Miles.



1st Floor  
1380 sq.ft. (128.2 sq.m.) approx.

Annex (Over Games Room)  
915 sq.ft. (85.0 sq.m.) approx.

Ground Floor  
2727 sq.ft. (253.4 sq.m.) approx.



TOTAL FLOOR AREA : 5022 sq.ft. (466.6 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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01489 580800

E14 Whiteley Shopping Centre PO15 7PD



Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.

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