



Kitnocks Cottage
Outlands Lane
Curdrige
SO30 2HD



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KITNOCKS COTTAGE

PRICE GUIDE: £1,250,000

The Property

A rare opportunity to acquire a spacious detached dwelling standing in attractive large gardens, 0.75 acres, in an elevated location with countryside views in the popular semi rural village of Curdridge. The total accommodation is in the region of 4,387 sq ft and currently has a two bedroom self contained annexe which is set over two floors. The house offers 3/4 bedrooms, 3 bathrooms, 5 reception rooms, kitchen/breakfast room and has the versatility of incorporating the annexe into the main house if so required. Viewing is very highly recommended.

- * **POPULAR LOCATION* COUNTRYSIDE VIEWS***
- * **4,387 SQ FT/407.6 SQM * 0.75 ACRES***
- * **FIVE RECEPTION ROOMS* 3/4 BEDROOMS***
- * **TWO BEDROOM SELF CONTAINED ANNEXE ***
- * **DOUBLE GARAGE/* ATTRACTIVE GARDEN ***

The Location

Curdridge is a popular semi rural village with primary school and on bus route for King Edwards & Portsmouth Grammar School. It is near to Botley, which offer local amenities and station on 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 then turn left into Outlands Lane at the crossroads. Kitnocks Cottage is at the top of the first left hand driveway.

ACCOMMODATION Front door opening to:

ENTRANCE PORCH Double doors opening to:

ENTRANCE HALL Staircase to first floor, under stairs cupboard, cloaks cupboard, doors openings to:

SHOWER ROOM Suite comprising tiled shower cubicle, low level w.c., wash hand basin, ladder style radiator.

FAMILY ROOM Double glazed window to front, door to annexe.

DINING ROOM Double glazed casement doors with adjacent windows opening onto rear garden.

STUDY Double glazed window to rear overlooking garden.

DRAWING ROOM Double glazed casement doors with adjacent windows opening onto rear garden, fireplace, double glazed casement doors opening to:

CONSERVATORY Pitched roof, double glazed casement doors opening onto rear garden.

KITCHEN/BREAKFAST ROOM Double glazed windows to front, fitted with a range of wall and base units with granite work surfaces over, breakfast bar with drawers below and granite work surface over, butler style twin sinks with cupboard below, oil fired Alpha stove* for cooking and servicing central heating* and hot water system*, twin integrated fridge/freezers*, doors to:

UTILITY CUPBOARD Plumbing for washing machine.

SIDE PORCH Larder, double glazed door to side.

FIRST FLOOR

SPACIOUS LANDING Double glazed window to front with views, loft hatch, airing cupboard housing hot water tank, door to annexe, doors opening to:

BEDROOM ONE Double glazed windows to side and rear with countryside views, range of built in wardrobes, door opening to:

ENSUITE SHOWER ROOM Double glazed window to rear with countryside views, suite comprising tiled shower cubicle, low level w.c., bidet, wash hand basin, ladder style radiator.

BEDROOM TWO Double glazed window to side and rear with countryside views. built in wardrobe.

BEDROOM THREE Double glazed window to side and front, built in wardrobe, radiator.

BATHROOM Suite comprising panelled bath, wash hand basin, low level w.c., sun pipe, ladder style radiator.

ANNEXE (internal doors on both floors to main house).

CONSERVATORY Double glazed casement doors to front, pitched roof, double glazed casement doors opening to:

KITCHEN/BREAKFAST ROOM Double glazed window to side, fitted with a range of wall and base units with work surfaces over, breakfast bar, sink unit with cupboard below, fitted electric oven*, hob* with extractor* over, integrated fridge/freezer*, slimline dish washer*, door opening to:

INNER HALLWAY Return staircase to first floor, under stairs cupboard, doors opening to:

SHOWER ROOM Suite comprising tiled shower cubicle, wash hand basin, low level w.c., ladder style radiator, door opening to:

UTILITY ROOM Double glazed window to side, plumbing for washing machine.

LIVING ROOM Double glazed window to side, fireplace, double glazed casement doors with adjacent windows opening to garden.

FIRST FLOOR

LANDING Velux window to front, airing cupboard housing hot water tank, door to main landing, doors opening to:

BEDROOM ONE Double glazed window to front with views, built in wardrobe, eaves storage cupboard, door opening to:

ENSUITE SHOWER ROOM Suite comprising tiled shower cubicle, wash hand basin, low level w.c., sun pipe, ladder style radiator.

BEDROOM TWO Double glazed window to rear with countryside views, built in wardrobes, door opening to:

ENSUITE BATHROOM Suite comprising panelled bath with shower over, wash hand basin, low level w.c., ladder style radiator.

OUTSIDE

The property is approached via electric* five bar gates opening onto an extensive gravelled driveway offering ample parking and leading to the **DOUBLE GARAGE/CARPORT/WORKSHOP** with electric* up and over doors. The **FRONT GARDEN** has an area of lawn, numerous shrubs and borders, pedestrian access to both sides of the property opening onto the large attractive **REAR GARDEN**. There are paved patio areas, mainly laid to lawn, numerous shrubs and borders, hedging, Folly and backing onto fields. The total plot is approximately 0.75 acres*.

Tenure: Freehold.

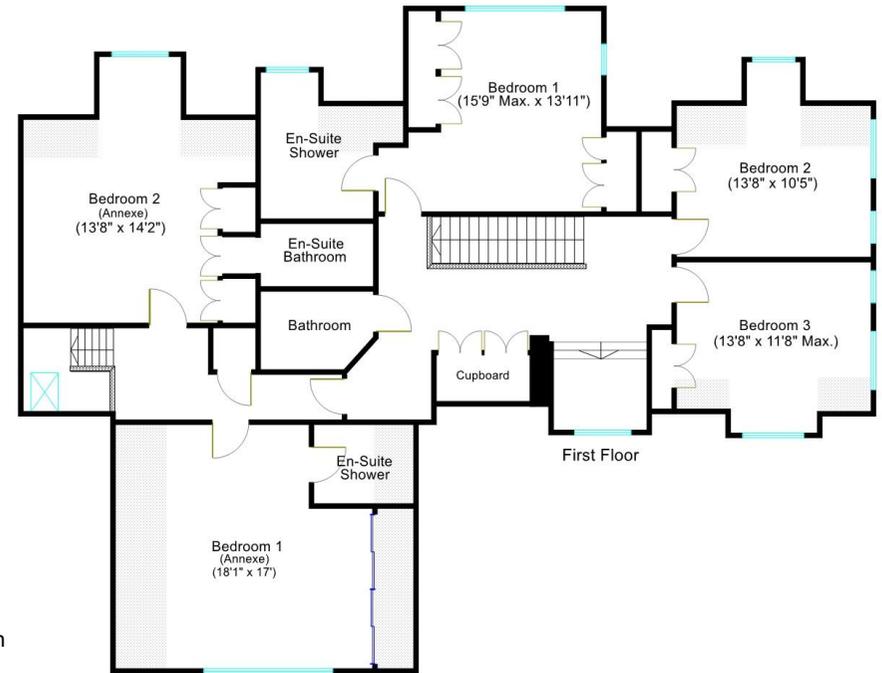
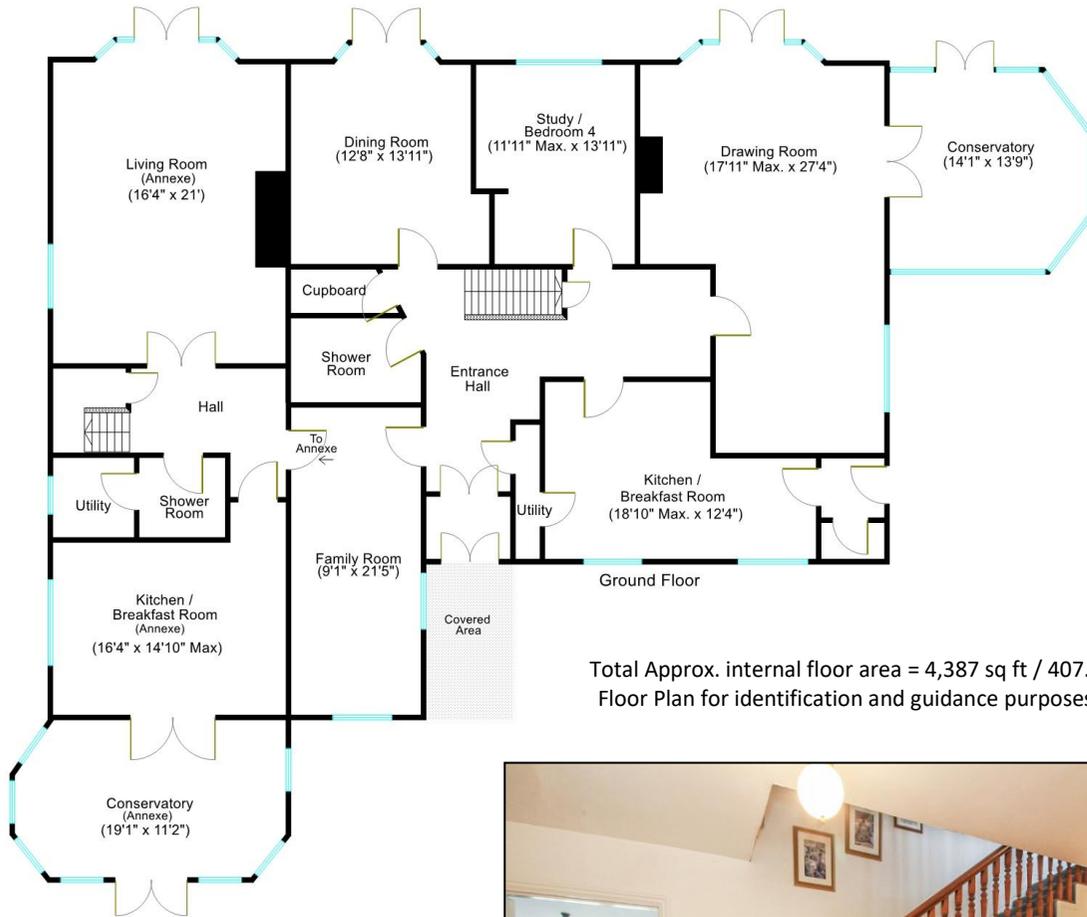
Services: Mains electricity, water supply and drainage. Oil fired central heating*.

Local Authority: Winchester District Council.

Council Tax Band: G

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 = 4,387 sq ft / 407.6 sqm
 Floor Plan for identification and guidance purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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

- 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.
- 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.
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