

33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Tel: 01489 885500

admin@brookindependent.co.uk

www.brookindependent.co.uk

**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 27 Hilly Field Close

Botley, Southampton, SO32 2GR

**£565,000**

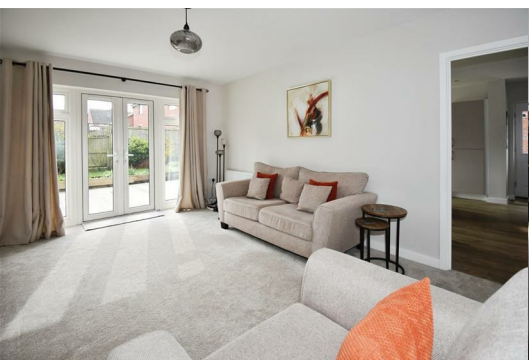


Brook Independent Estate Agents are delighted to offer for sale this well presented family property set in an idyllic location. The open rural aspect to the front of the property adds to the charm of this lovely home and there are also great walks close by.

Stylishly upgraded by the present owner, this property benefits from a spacious hallway with a useful understairs built in storage, cloakroom and large storage cupboard/utility space. The light and bright open plan kitchen breakfast room and dining area is perfect for all occasions, busy breakfasts, suppers and family gatherings. Patio doors lead out into the enclosed sunny facing rear garden which has a decked area and an area laid to lawn. The spacious lounge also has patio doors leading to the decked area and there is a separate study which overlooks the front of the property. On the first floor there are four well proportioned bedrooms. The ensuite shower room and family bathroom have both been comprehensively updated.

The property has a spacious driveway which leads to the garage with power and light. There is side access to the rear garden which offers a good degree of privacy.

The area of Boorley Green is well sought after, with its easy access to Botley village. There are plenty of shops, schools and amenities. Public transport is also easily accessed with bus routes and a train station nearby and by car, the M27 is close by. Hedge End retail park and village is also close by providing shops and restaurants.



Entrance Hallway

Study/Office 8'3 x 8 (2.51m x 2.44m)

Kitchen/Breakfast Room 27'3 x 14'5 (8.31m x 4.39m)

Downstairs Cloakroom

Living Room 15'9 x 11'10 (4.80m x 3.61m)

Bedroom One 12'11 x 11'11 (3.94m x 3.63m)

En Suite Shower Room

Bedroom Two 11'10 x 9'7 (3.61m x 2.92m)

Bedroom Three 14'6 x 8'8 (4.42m x 2.64m)

Bedroom Four 12' x 8'5 (3.66m x 2.57m)

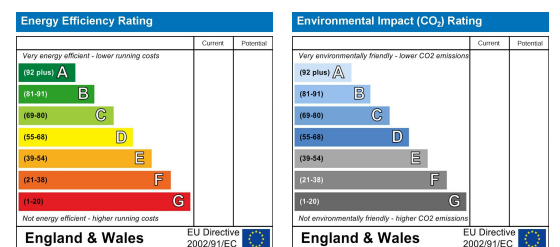
Family Bathroom

## Area Map



## Floor Plans

## Energy Efficiency Graph



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