



Fircroft Lodge Greenwood Lane, Durley - SO32 2AP

In Excess of £500,000

WHITE & GUARD

# Fircroft Lodge Greenwood Lane

Durley, Southampton

## INTRODUCTION

Accessed through electric double gates, set on a secluded plot and positioned along a quiet and well regarded rural lane in Durley, is this beautifully appointed three bedroom detached bungalow. Available for sale with no forward chain the property offers a detached garage / workshop, wrap around gardens and well-appointed accommodation which includes three well-proportioned bedrooms, large living room, kitchen dining room and a family bathroom suite.

## LOCATION

The property is situated within the pretty village of Durley that benefits from a popular primary school, church, village hall and two well-renowned pubs. The neighbouring market town of Bishops Waltham is also only minutes away, as is neighbouring Botley which has a mainline railway station. Both the Cathedral City of Winchester and the Southampton Airport are just under half an hour away with all main motorway access routes also being within easy reach, enabling direct access to Southampton, Portsmouth, Winchester, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND E
- EPC RATING E
- FREEHOLD
- THREE BEDROOM DETACHED BUNGALOW
- NO FORWARD CHAIN
- SET IN A RURAL LOCATION
- SPACIOUS LIVING ROOM
- KITCHEN DINING ROOM
- WRAP AROUND GARDEN
- DRIVEWAY PROVIDING AMPLE PARKING





## INSIDE

An enclosed double glazed entrance porch leads to the front door which in turn opens into the hallway. An opening to one side extends into the kitchen dining room, the well-appointed kitchen comprises a matching range of white gloss wall and base level units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer and induction hob. Space and plumbing is provided for a washing machine, dishwasher and fridge freezer. The room provides space for a dining table and chairs, while double glazed sliding doors open onto the garden. The remaining internal accommodation is accessed from an impressive and spacious reception hall. Approaching 20ft the large living room has a feature log burning fire with brick surround and double glazed sliding doors open onto a private and sunny seating terrace. The main bedroom is a well proportioned double room and benefits from having fitted wardrobes, bedroom two also a double room has a fitted storage cupboard and allows further space for freestanding bedroom furniture. Bedroom three, a good size single room has ample space for freestanding wardrobes. Completing the internal accommodation is a well presented family bathroom suite which comprises an enclosed bath with mains shower over, WC, wash hand basin and tiling to the principal areas.

## OUTSIDE

Externally, access is gained through double electric gates which lead to a driveway providing ample off road parking. A 23ft garage / workshop can be found within the curtilage of property and benefits from having power and lighting. The delightful and well maintained gardens wrap around three sides of the bungalow and are predominantly laid to lawn, with a private seating terrace found to the rear and a summer house. Enclosed by range of mature hedging and trees the garden is a truly private space to enjoy



## SERVICES:

Water, electricity, air source heat pump and private 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.

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**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 £40 + VAT for these checks per owner.

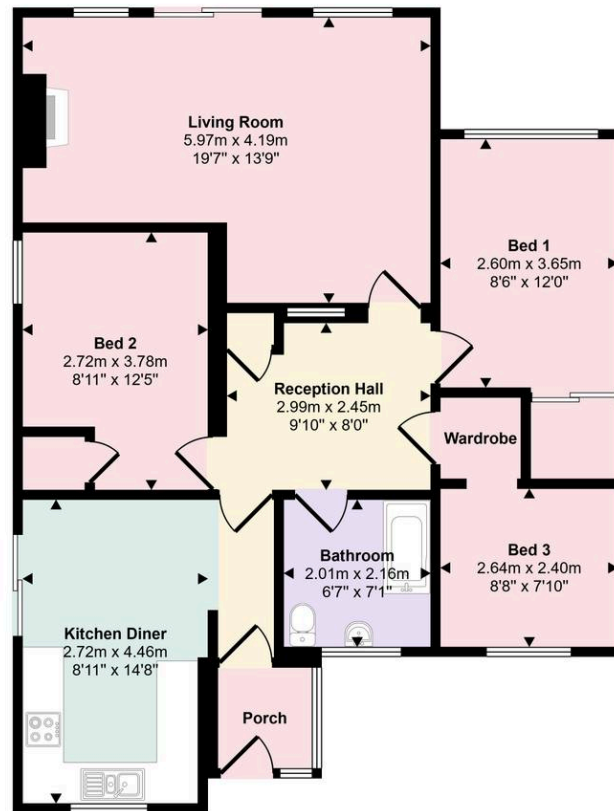
## DISCLAIMER

These particulars do not form part of a Sale Contract owing to the possibility of 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.

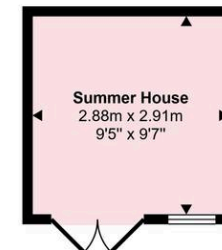
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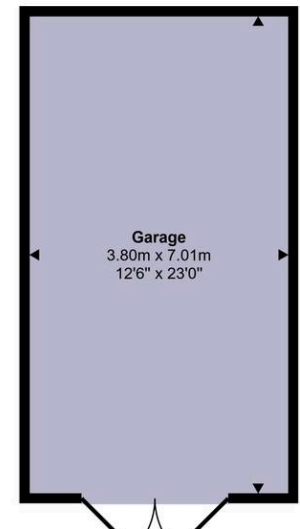
Approx Gross Internal Area  
120 sq m / 1288 sq ft



Ground Floor  
Approx 85 sq m / 912 sq ft



Summer House  
Approx 8 sq m / 90 sq ft



Garage  
Approx 27 sq m / 286 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.