

# 6 HILLSIDE

Kitnocks Hill, Curdrige, SO32 2HJ

Asking Price £625,000



**WELLER  
PATRICK**



## PROPERTY FEATURES

An attractive three bedroom semi detached period House in a secluded, semi-rural position

Entrance hall ● Sitting room ● Kitchen/Dining/family room ● Downstairs shower room

Three bedrooms ● Family bathroom ● Large garden ● Summer house ● Garden office

● Double Garage ● Driveway Parking ● Viewing recommended

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### DESCRIPTION

An attractive and spacious three bedroom semi-detached period house dating back to the early 1900s, set in a secluded semi-rural position along a quiet no through lane, and on a good size mature plot with a double garage to the front, summer house and a garden office.

The accommodation on the ground floor comprises a superb, large open plan Kitchen/dining/family room with bifold doors to the rear garden, entrance porch which leads to the hallway with a cloakroom/shower room, and large inner hall space. The sitting room features brick built fireplace with a wood burning stove and feature bay to the front. To the first floor there are three double bedrooms with a dressing room to the master bedroom and a family bathroom.

Outside there is a large rear garden, summer house, garden office and detached double garage with driveway parking to the front.

The property is within catchment for both Botley Infant School and Wil-  
dern Secondary School. Curdrige itself is a popular village that benefits from its own primary school, church, pub, cricket ground and pavilion. Curdrige is also close to the pretty market town of Bishops Waltham that offers a broad range of shops and amenities, is just under half an hour away from both the Cathedral City of Winchester and Southampton Airport with all main motorway access routes also being within easy reach.

Aside from the rail links at Botley station the property is also well posi-  
tioned for access to the A32, M27 and M3 road networks, providing swift access to the cities of Southampton and Portsmouth. There are a number of footpaths locally providing walks through the lovely sur-  
rounding countryside.



## DIRECTIONS

From Bishops Waltham take the B3035 to Botley. On entering the village of Curdrige proceed past the pond on the right and then turn second left into Chapel Lane. At the end of Chapel Lane proceed straight across and then turn left into Kitnocks Hill and towards Wickham. Drive down the hill for a short distance and the entrance to Hillside will be seen on the left. The property is to the end of the lane on the left.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council  
Council Tax band E  
Mains electricity, Mains Gas, Mains Drainage.

## VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555  
Particulars amended 13th September 2023



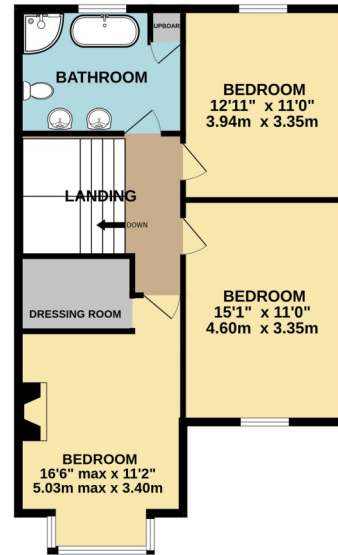
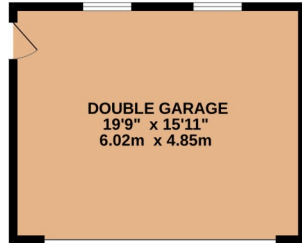
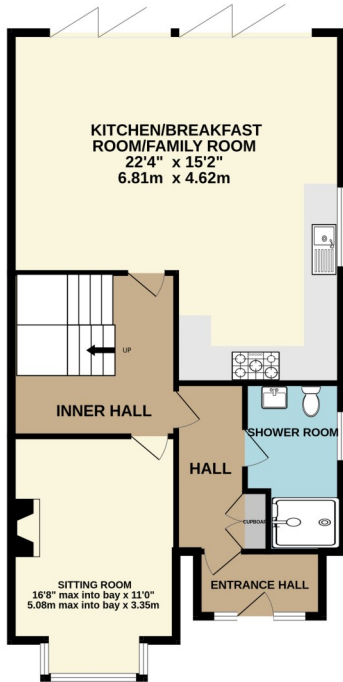
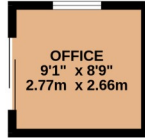


6 Hillside  
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 Curdridge  
 SO32 2HJ

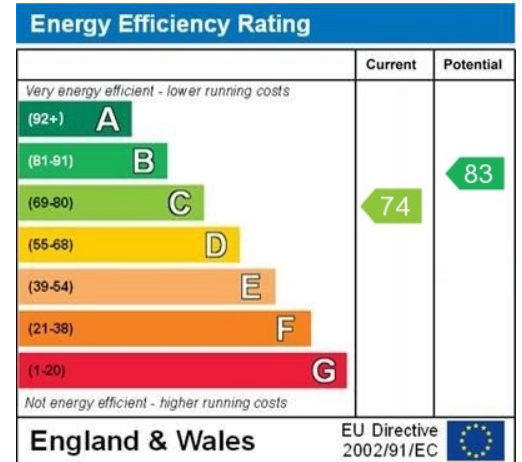
# WELLER PATRICK

GROUND FLOOR

1ST FLOOR



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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