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# BAY TREE HOUSE

GORDON ROAD CURDRIDGE SO32 2BE

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A TRULY BEAUTIFUL FAMILY HOME

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A SUBSTANTIAL FAMILY HOME WITH WONDERFUL  
COUNTRYSIDE VIEWS

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## INTRODUCTION

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Set along a quiet no-through road in the very heart of the village this spacious and beautifully presented family home has a lovely light and airy feel throughout and comes with its own charm and character. The property also benefits from mature gardens and panoramic views over adjacent paddocks and the adjoining countryside, due to its elevated position. Accommodation on the ground floor briefly comprises of an inviting 17ft entrance hall, light and airy 19ft sitting room complete with open fire, family room, large dining room, beautiful kitchen/breakfast room complete with central island, utility, boot room, office and downstairs cloakroom. On the first floor there are then four double bedrooms with en-suite and dressing room to the master, with a further en-suite serving the guest bedroom and then beautifully appointed family bathroom. On the second floor there is a 15ft hobby/games room and then 26ft fully boarded loft space accessed via its own staircase, ideal for ancillary accommodation, subject to the relevant consents. Additional benefits include a large driveway providing off road parking for numerous vehicles, attractive gardens to both front, side and rear, garage and panoramic views. The property also has had plans drawn up for a thoughtfully designed loft conversion which could be carried out under permitted development (subject to the relevant consents/buildings regs etc). The current plans show converting the existing hobby room into a bedroom with a staircase from the landing - there are two options for this access on the plans. Plans available upon request.



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## LOCATION

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The village of Curdridge has a popular primary school, church, cricket ground and pavilion and also benefits from being within walking distance of Botley and its mainline railway station, only minutes away from the pretty market towns of Bishops Waltham and Wickham and less than 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.

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## INSIDE

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This beautiful double fronted family home is approached via a gravelled driveway leading to a covered entrance porch that then leads to an attractive double glazed front door with stained glass and leaded light effect. From the entrance of the property you are then lead through to a well-proportioned inviting hallway which has hanging space for cloaks to one side with Travertine tiled flooring, which continues through to the kitchen/breakfast room, and a turned staircase to one side of the hall that then leads to the first floor. A door from one end of the hallway then leads through to a beautiful bright sitting room which has both a double glazed bay window to the side along with a separate large arched picture window overlooking the gardens. The main focal point of the room is then the open Victorian style fireplace with patterned tiling and moulded surround. The room also has engineered dark oak (Balsamico Grande) lacquered wood flooring, TV and various power points. The family room has two sets of French doors that lead through to the dining room, with the room also benefitting from an attractive cast iron fireplace with inset gas coal effect fire. The room also has oak effect flooring and wiring for surround sound. The dining room, which is a beautiful 19ft room, has two double glazed windows to the side enjoying views over the garden and adjoining paddocks with a further set of French doors at one end of the room that lead directly through to the garden. The heart of the house is the beautiful kitchen/breakfast room which has double glazed windows to both front and rear along with a bespoke matching range of cream base units, with cupboards and drawers under, and iroko worktops. There is also to one side of the room an over range feature unit incorporating an extraction fan, a one and a half bowl sink unit, separate 'ESSE' Aga (gas) and the room then benefits from a central island with fitted breakfast bar along one side. There are also built-in appliances that include an undercounter fridge and space for an integral dishwasher with a double Range style cooker and the room also benefits from downlights and complementary tiling. A door at one end of the room leads through to a useful utility room which has a matching range of fitted wall and base units, single bowl sink unit, plumbing space for a washing machine with a door at one end then leading through to a downstairs cloakroom. Further doors from the kitchen lead through to the garage, a rear boot room and office which





heating, double glazed windows to two sides, overlooks the rear garden and would also make an ideal playroom for anyone with younger children that they need to keep an eye on. The garage has a double glazed window to the side and a worktop at one end and further appliance space.

On the first floor there is a 26ft landing that has three windows overlooking the front of the property, an airing cupboard at one end with a further door that then leads through to a beautiful master bedroom which is a lovely bright room with both a double glazed window and an attractive bay overlooking the front of the house. A door to one side of the room then leads through to a dressing room which has space for wardrobes to either side, with a door to the centre leading through to a beautifully appointed en-suite with shaped panel enclosed bath with shower over, matching period style wash hand basin and WC. The room also has downlights and complementary tiling. Bedroom two has a double glazed bay window to the side with views over adjacent paddocks and woodland, a fitted double wardrobe, shelving and a door to one side leading through to the bathroom, which can also be accessed directly from the landing. Bedroom three, a well-proportioned room with original cast iron fireplace, has two windows to the rear overlooking the garden and paddocks. Bedroom four/guest room is an additional double room that has views and a door at one end leading through to a modern shower room with suite comprising a fitted shower cubicle, matching wash hand basin and WC. The family bathroom has a double glazed window to the side, views over adjacent woodland and is fitted with a modern suite complete with a roll top bath with ball and claw feet, separate shower cubicle, matching wash hand basin and WC. There is also a heated towel rail and complementary tiling. From the landing there is an additional staircase leading to the second floor and a 26ft loft room, which has two Velux windows and would make an ideal teenager's bedroom. There is a small doorway at one end that leads through to a 15ft hobby room which again has two Velux windows making this an exceptionally bright room with wonderful views. The current owners have architect plans to convert this room, subject to the relevant consents, to a bedroom with its own staircase access from the main landing.



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## OUTSIDE

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The property is accessed via a set of double five-bar gates leading on to the good-sized driveway that provides off road parking for numerous vehicles. There is access to both sides of the house along with steps leading down to a side garden where there is a seating area and summerhouse, leaving the rest of the garden mainly laid to lawn, yet well stocked with a wide variety of mature flowers, trees and shrubs. There are also two paved patio areas directly behind the house where there are lovely views, with a good-sized kitchen garden to one end, incorporating numerous vegetable beds and a greenhouse. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

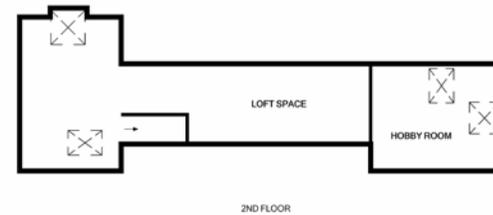
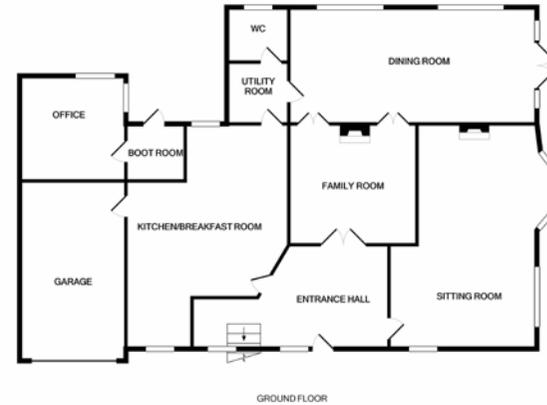
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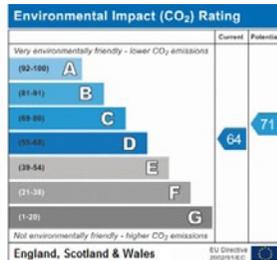
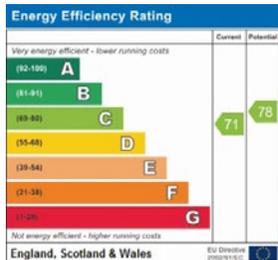
## MEASUREMENTS

- SITTING ROOM 19'2 x 14'9 (narrowing to 11'8)
- DINING ROOM 19'6 x 11'2
- FAMILY ROOM 12'8 x 11'8
- OFFICE 10'4 x 9'6
- KITCHEN/BREAKFAST ROOM 23'8 x 15'7 (narrowing to 10'7)
- MASTER BEDROOM 19'4 x 10'9 (max)
- BEDROOM TWO 11'8 x 11'8
- BEDROOM THREE 12'8 x 11'3
- BEDROOM FOUR 11'2 x 10'8
- LOFT ROOM 26'8 x 14'7 (narrowing to 6'1)
- HOBBY ROOM 15'9 x 11'9
- GARAGE 17'9 x 11'2

# FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. 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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