



Three Ways
Heath Road
Soberton Heath
PO17 6LA



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£625,000

INTRODUCTION

With a rear garden measuring in excess of 400ft, this deceptively spacious four bedroom detached family home is conveniently situated close to both the pretty market towns of Bishops Waltham and Wickham. The Cathedral City of Winchester is just under half an hour away as is Southampton Airport and all main motorway access routes are also easily accessible.

The property is offered with no forward chain and has a light and airy feel throughout with accommodation on the ground floor comprising a sitting room with open fire, 15ft dining room, family room, kitchen/breakfast room, conservatory and modern bathroom. On the first floor there are four good size bedrooms and a family bathroom. Additional benefits include a detached double garage, parking for numerous vehicles and beautiful mature gardens including an area of woodland and stable comprising two loose boxes.



INSIDE

The house is approached via a pathway leading to a covered entrance porch with a wooden and glass panelled front door which leads through to a well-proportioned hallway. From the hall there is a turned staircase leading to the first floor, an understairs cupboard, wall lights and a door to one side leading through to a well-proportioned sitting room. This room has a large double glazed picture window to the front with a further window to the side and an attractive stone brick open fireplace to one wall. The room also has wall lights, TV and various power points. The dining room, again a good size room, overlooks the front garden, whilst the family/day room has a double glazed window and door providing access out onto the rear patio area. The kitchen/breakfast room has double glazed windows to both the rear and side and is fitted with a matching range of wall and base units with cupboards and drawers under. There is a double bowl sink unit, plumbing space for a washing machine, space for a cooker and further appliance space. The room also has a floor mounted oil central heating boiler and a door to one side leading through to a half brick based UPVC double glazed conservatory which enjoys views over the rear garden. The modern bathroom has a double glazed window to the side and suite comprising a fitted shower cubicle, wash hand basin and WC.

On the first floor landing there is access to the loft, airing cupboard and a door leading through to the master bedroom which has a window to the front and two sets of fitted wardrobes. Bedroom two also overlooks the front of the property and has a fitted double wardrobe, as do bedrooms three and four which enjoy views over the rear garden. The family bathroom has an obscured window to the side and suite comprising a panel enclosed bath, wash hand basin and WC.



OUTSIDE

To the front of the property the garden is mainly laid to lawn with a shingled pathway and selectively planted borders with a driveway to the side providing off road parking for numerous vehicles. The brick built detached garage has two metal up and over doors, power and light and eaves storage space. To the rear of the property there is a good size shaped patio area with selectively planted borders, leading onto an approximately 400ft rear garden which is mainly laid to lawn with a variety of mature trees and shrubs. Further along the garden there is also a stable with two loose boxes and an area of woodland located towards the end of the garden.

DIRECTIONS

From our office head out of Bishops Waltham along Bank Street and follow this road for some distance which will turn into Hoe Road and then Swanmore Road. Continue along this road which will turn into Dodds Lane and at the end, directly opposite the Hunter's Inn, proceed

straight ahead into Cott Street. At the end of this road proceed straight across into Selworth Lane, turning right where signposted 'Soberton Heath' into Horns Hill. Continue along this road which will turn into Heath Road, where after some distance the property can be found on the right hand side, directly opposite Liberty Road.

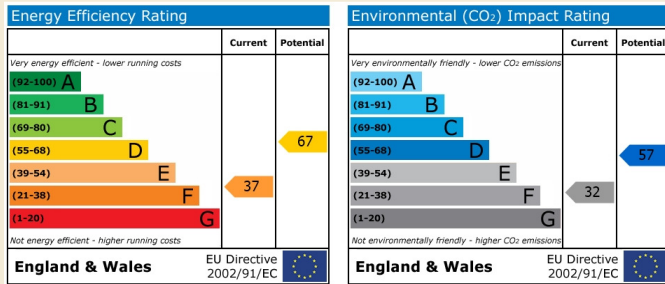
SITTING ROOM 15' 8" x 13' 1" (4.78m x 3.99m)
DINING ROOM 15' 5" x 8' 5" (4.7m x 2.57m)
FAMILY ROOM 13' 5" x 9' 8" (4.09m x 2.95m)
KITCHEN/BREAKFAST ROOM 13' 8" x 13' 8" (4.17m x 4.17m)
CONSERVATORY 12' 2" x 10' 8" (3.71m x 3.25m)
BATHROOM 8' 9" x 6' 2" (2.67m x 1.88m)
BEDROOM ONE 13' 4" x 11' 7" (4.06m x 3.53m)
BEDROOM TWO 10' 3" x 8' 8" (3.12m x 2.64m)
BEDROOM THREE 13' 4" x 9' 9" (4.06m x 2.97m)
BEDROOM FOUR 10' 2" x 8' 8" (3.1m x 2.64m)

SERVICES

Private heating and drainage systems are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Winchester City Council



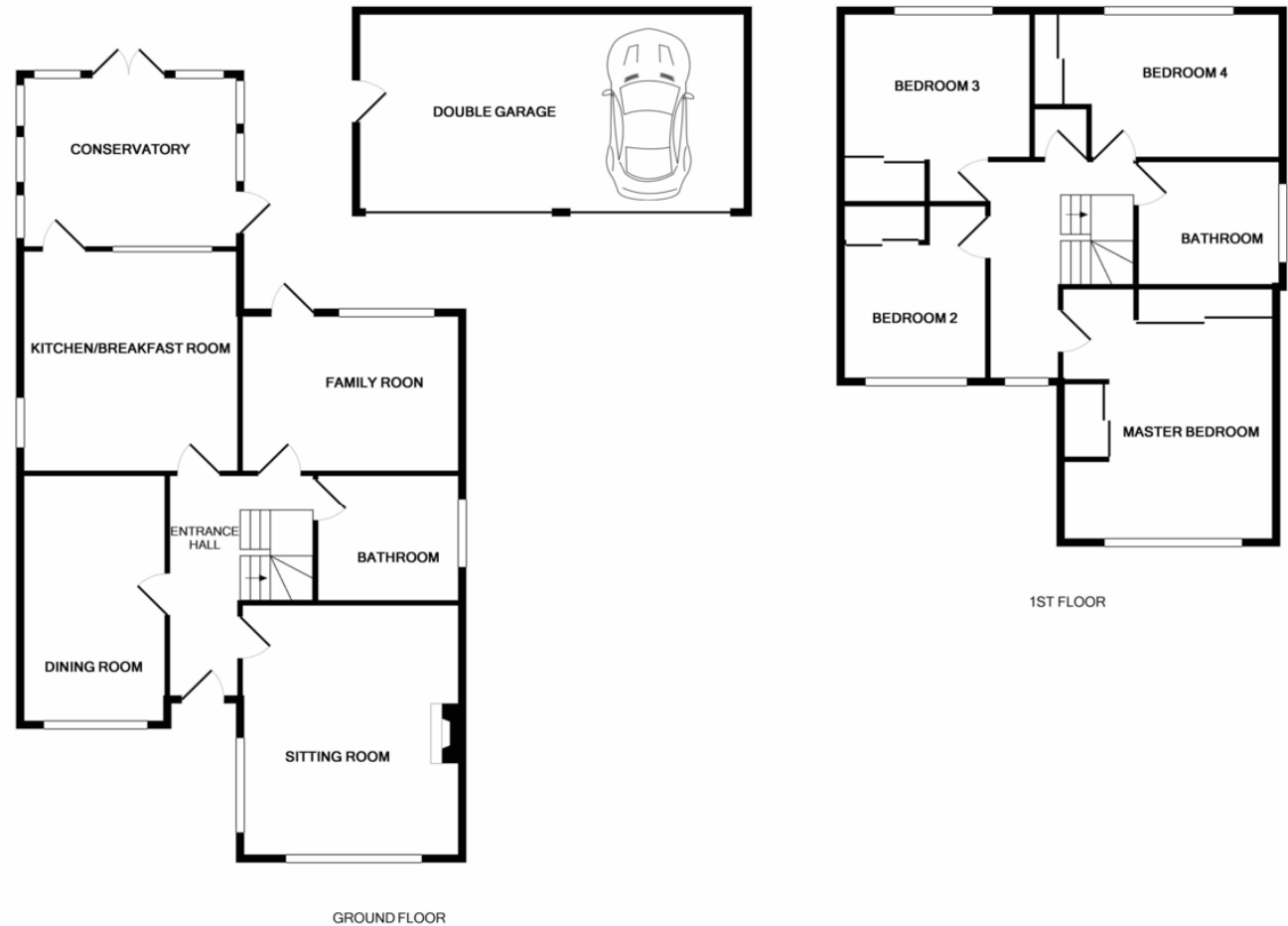
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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