



Fairlawn
Station Road
Bishops Waltham
SO32 1DH



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oieo £875,000

INTRODUCTION

This beautifully spacious five bedroom detached family home is located within an exceptional and unique position offering views of the Bishop Waltham historic palace ruins and nearby pond. Built in 1995, the house was designed to replicate the original Edwardian home. This delightful property features an entrance porch, reception hall, cloakroom, four reception rooms, utility room and a spacious kitchen with breakfast area. The first and second floors benefit from a stylish bathroom suite, additional cloakroom, a master bedroom with en-suite and four further double bedrooms with roof terrace and stunning views. Additional benefits include gas central heating and double glazing. Outside, there is a detached double garage, gravel driveway and attractive gardens.

The property is also conveniently close to the centre of Bishops Waltham which offers a wealth of amenities including a doctors and dentist's surgeries and post office. There are several designer shops, restaurants and bars, alongside bridle paths and of course, the historic palace ruins. There is access to larger facilities in nearby Wickham, Botley with its mainline railway station, Hedge End superstores, Southampton Airport, the Cathedral City of Winchester and main motorway access routes.



INSIDE

The property begins with a pitched roof **ENTRANCE PORCH** featuring windows to the sides, red quarry tiled floor and main door to the large entrance hall benefitting from engineered oak flooring, an understairs storage cupboard housing the water softener, stairs to the first floor, doors to the cloakroom, drawing room, dining room and kitchen/breakfast room. The two piece **CLOAKROOM** has been fitted with a WC, wash hand basin, ceramic tiled flooring, fitted traditional cloaks cupboard and a frosted window.

The **DRAWING ROOM** features a working fire with marble surround, windows and double glazed French doors opening to the rear terrace and garden and lime stained parquet flooring which continues through to the dining room and study. A set of double doors from the drawing room lead through to the **DINING ROOM** which has windows and French doors opening to the rear garden and further set of double doors providing access to the **STUDY** which has double aspect windows.

The large **KITCHEN** provides a **BREAKFAST AREA** with access to the Sun Room and Utility Room. There is space for an Aga, built-in double oven and electric hob, a range of wall and base units with cupboards and drawers under, work surfaces, sink unit with water softener tap, integral dishwasher, inset down lighting and a window overlooking the front drive. The **UTILITY ROOM** benefits from more storage cupboards, a sink unit, space for a fridge and separate freezer, tumble dryer, plumbing for a washing machine, a wall mounted gas boiler and door to the side. The **SUN ROOM** has a part exposed red brick wall with dado border, inset down lighting, double aspect views over the pond and palace ruins and a door leading out to the gardens and garaging.



On the first floor landing there is a large arched half landing window, stairs to the second floor, doors to three bedrooms, the family bathroom and airing cupboard housing the pressurised water cylinder and shelving. The **BATHROOM** comprises a Victorian style clawed bath with cradle style mixer taps and shower attachment, curtain rail and glass screen. There is a wash hand basin, WC, chrome heated towel rail, tiled flooring and a frosted window.

The **MASTER BEDROOM** has a range of fitted wardrobes along one wall and a bay window with seating overlooking the rear garden, ruins and pond. The **EN-SUITE** comprises a walk-in double width shower cubicle, vanity unit with wash hand basin, WC, chrome heated towel rail and a frosted window. **BEDROOM TWO** offers double wardrobes, a window overlooking the rear garden and a door opening to the side **ROOF TERRACE** with safety railing. **BEDROOM THREE** is also a double room and has built-in wardrobes and a window to the side overlooking the pond.

The second floor landing provides access to bedrooms four and five and a second **CLOAKROOM** comprising a WC, wash hand basin, heated towel rail and door to eaves storage. **BEDROOM FOUR** has doors to eaves storage, space for wardrobes and dual aspect windows overlooking the pond, ruins and garden. **BEDROOM FIVE** also has eaves storage and a window to the side aspect.

OUTSIDE

The property is approached via gated access to a gravel driveway leading to the double garage, gardens and main house. There is pedestrian gated access with paved pathway leading to the main entrance and gardens. The **DOUBLE GARAGE** has two up and over doors, power and light and a side door. There is a useful storage shed attached to the garage and a lawned garden area to the side bordering the pond. The paved pathway runs down both side elevations to the extensive rear garden where there is a paved terrace with outside lighting bordering a lawned area with shrub borders and more stunning views of the pond and ruins.



SERVICES: Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

The property is located within a conservation area.

COUNCIL TAX: Winchester City Council Tax Band G.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59	76	(55-68) D	60	78
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From Bishops Waltham's town centre proceed along the High Street in a southerly direction and at the roundabout take the third exit onto the B2177 and then immediately left into Station Road where the property can be found on the right hand side as identified by our 'For Sale' board.

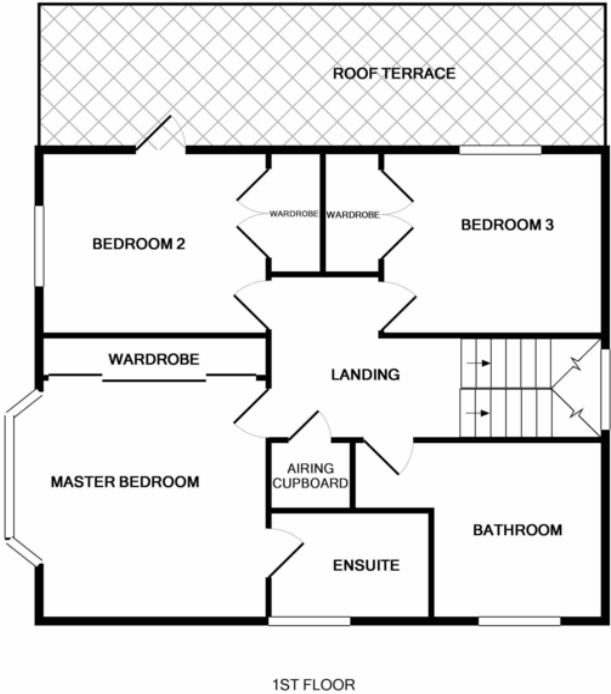
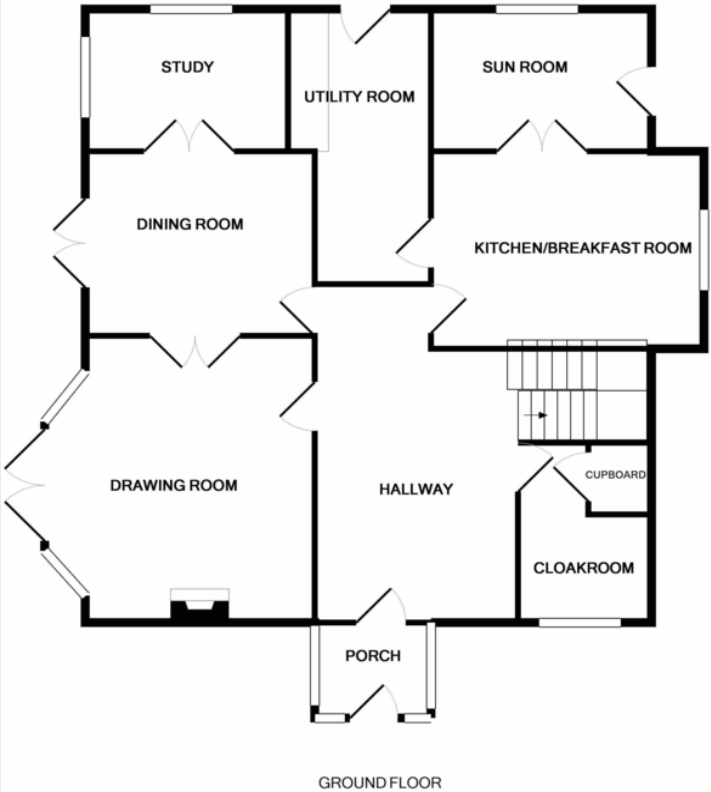
T: 01489 893946

Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX

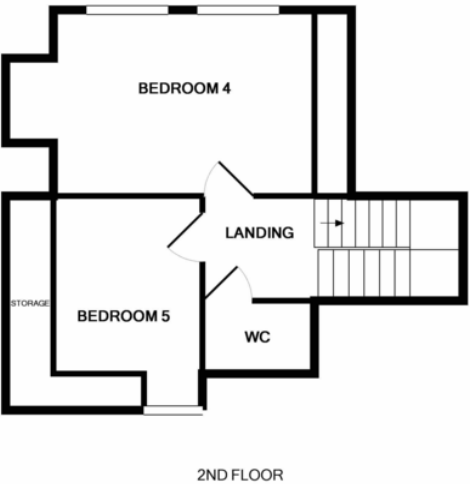
E: bishopswaltham@whiteandguard.com

Ww: whiteandguard.com

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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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- ENTRANCE HALL 19' 10" x 7' (max) (6.05m x 2.13m)
- DRAWING ROOM 16' x 12' 11" (4.88m x 3.94m)
- DINING ROOM 12' 11" x 11' (3.94m x 3.35m)
- STUDY 10' 6" x 8' (3.2m x 2.44m)
- KITCHEN/BREAKFAST ROOM 15' x 11' (4.57m x 3.35m)
- UTILITY ROOM 17' x 6' 4" (5.18m x 1.93m)
- SUN ROOM 10' x 8' (3.05m x 2.44m)
- DOWNSTAIRS CLOAKROOM 9' 4" x 7' (max) (2.84m x 2.13m)
- MASTER BEDROOM 16' x 12' 11" (4.88m x 3.94m)
- BEDROOM TWO 13' x 11' (3.96m x 3.35m)
- BEDROOM THREE 11' x 10' 10" (3.35m x 3.3m)
- BEDROOM FOUR 19' x 11' (5.79m x 3.35m)
- BEDROOM FIVE 11' x 9' (3.35m x 2.74m)