



Brook Cottage
Botley Road
Bishops Waltham
SO32 1DR



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£900,000

INTRODUCTION

Set within beautifully landscaped gardens approaching 0.75 of an acre, the property enjoys an elevated position and panoramic views across the adjoining countryside and is only a short walk away from Bishops Waltham's old railway line from which there is a pleasant walk directly into the pretty village centre. The property was built by Hugh Thomas, an award winning renowned architect, whose design incorporates an array of beautifully crafted oak beams along with two thoughtfully designed curved staircases linking all three levels, with the property also benefitting from having a light and airy feel throughout. Accommodation briefly comprises a beautiful entrance hall with vaulted ceiling and an array of exposed beams, sitting room, dining room, office, modern kitchen/breakfast room, large utility room, master bedroom with en-suite bathroom, three further bedrooms, a shower room and family bathroom. Additional benefits include a garage/workshop, wood store, large garden machinery store/tool shed and stunning landscaped gardens.

Bishops Waltham is conveniently situated close to neighbouring Botley which has a mainline railway station, with both Winchester and Southampton Airport also being within easy reach and all main motorway access routes are also easily accessible.



INSIDE

The property is approached via a driveway leading to a covered entrance porch and bespoke oak front door which leads through to a large entrance hall which has a vaulted ceiling and an array of exposed beams, overlooked by a galleried landing. To one side of the hallway doors lead through to a cloaks cupboard, a double bedroom enjoying views over the rear garden and modern bathroom. The bathroom has been fitted with a shower cubicle, wash hand basin set in vanity unit and WC. From the hallway stairs lead to the first floor where there are oak and glass double doors leading through to the good size, light and airy sitting room. This room has a vaulted ceiling and an array of exposed beams with the main focal point of the room being the oak framed fireplace with inset wood burning stove. French doors then lead out onto a rear balcony which enjoys views over the garden. To one side of the sitting room a door leads through to an office which also overlooks the garden and has a range of fitted furniture including a desk, shelving and fitted bookcases. At the opposite end of the hallway a door leads through to bedroom four which has a window to the rear and a fitted double wardrobe, as does bedroom two which is a dual aspect room with spotlights and a range of fitted wardrobes. The family bathroom has been fitted with a panel enclosed bath with shower over, wash hand basin set in vanity unit and WC.

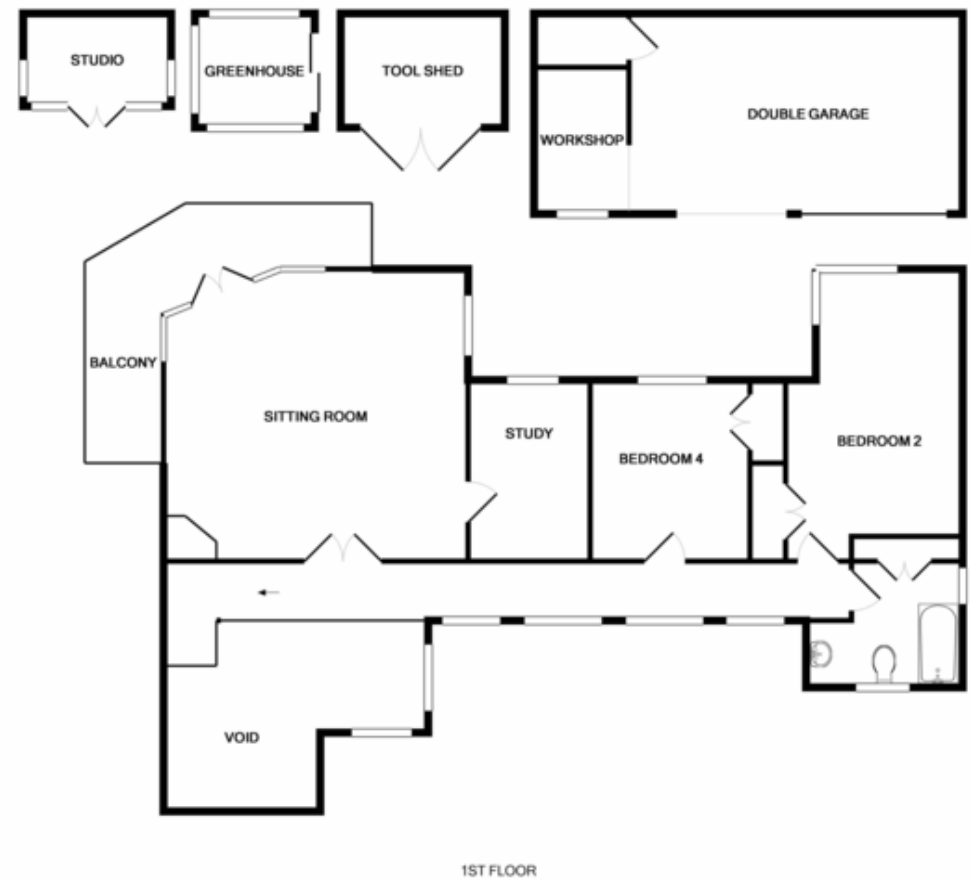
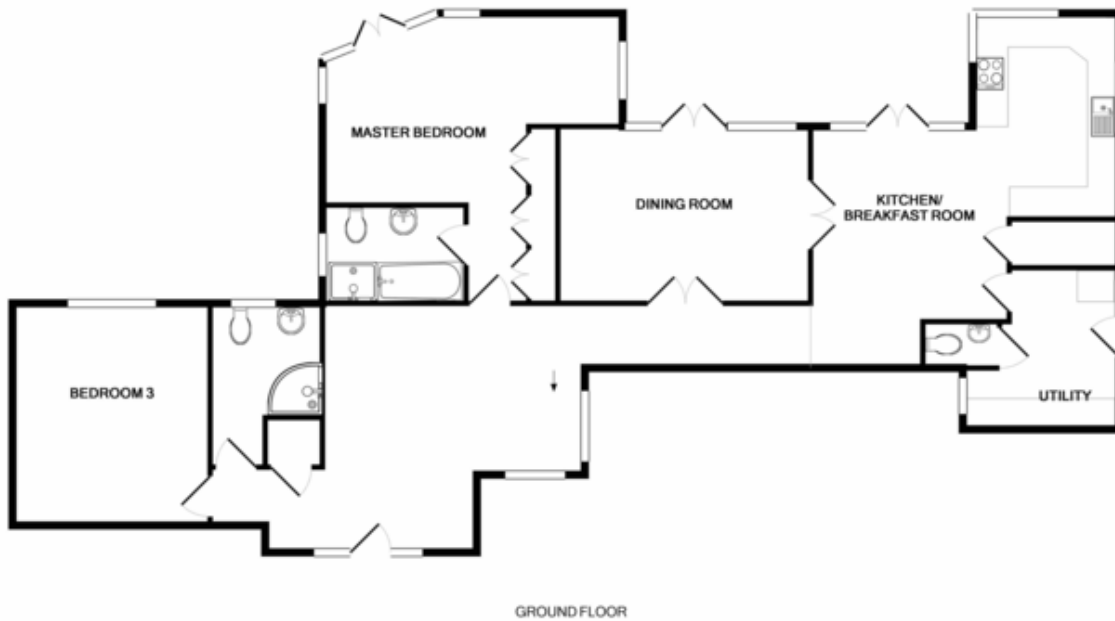
From the main entrance hall there is a staircase leading down to the lower ground floor where there is a large storage cupboard and a door leading through to a beautiful master bedroom which has a curved, oak framed bay window overlooking the rear garden and pond. There is a range of fitted bedroom furniture including wardrobes, drawers and a dressing table, as well as a door to one side leading through to an en-suite bathroom comprising a panel enclosed bath, separate shower cubicle, wash hand basin set in




vanity unit and WC. The dining room has a set of French doors with full height windows to either side that lead out onto the rear patio area, with a set of double doors at one end leading through to a good size breakfast room. This room has a set of French doors that lead out onto the rear patio area, with the room benefitting from ceramic tiled flooring and a door leading through to a pantry/larder cupboard. An opening to one side then leads through to the newly fitted kitchen (still under warranty), which is a triple aspect room and has been fitted with a matching range of high gloss wall and base units with cupboards and drawers under. There are quartz worktops, a steaming hot tap, a one and a half bowl sink unit, a range of built-in Neff appliances including a double oven with induction hob and extractor over, fridge, freezer, space for a dishwasher and further appliance space. A door to one side of the kitchen leads through to good size utility room which has a fitted worktop, a range of wall and base units, gas central heating boiler, a door leading through to a cloakroom and a further door providing access through to the rear garden.


OUTSIDE

To the front of the property there is a large, sweeping driveway providing off road parking for numerous vehicles, leading to a detached double garage which has two metal up and over doors and power and light. There is an adjoining workshop and wood store, with the front garden being part shingled and selectively planted with a variety of flowers, trees and shrubs. The garden then continues along the side of the property where there is a feeder pond and stream which leads down to a larger, fully stocked pond directly behind the house. The property then benefits from a larger than average, thoughtfully designed and beautifully presented garden which is well stocked with a wide variety of mature flowers, trees and shrubs. There are various seating areas with a summerhouse/studio to one side, two greenhouses and a large garden shed which is used as both a tool shed and storing garden machinery. The garden can also be access from the bottom via a five bar gate and benefits from rear vehicular access.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

SITTING ROOM 19' 6" x 18' 9" (5.94m x 5.72m)
 DINING ROOM 15' 11" x 11' 4" (4.85m x 3.45m)
 KITCHEN/BREAKFAST ROOM 19' 3" x 19' max (5.87m x 5.79m)
 MASTER BEDROOM 19' 5" x 19' 1" (5.92m x 5.82m)
 BEDROOM TWO 16' 6" x 11' 4" (5.03m x 3.45m)
 BEDROOM THREE 13' 6" x 12' (4.11m x 3.66m)
 BEDROOM FOUR 11' 3" x 9' 6" (3.43m x 2.9m)

OFFICE/STUDY 11' 3" x 7' 9" (3.43m x 2.36m)
 DOUBLE GARAGE 22' 1" x 14' 7" (6.73m x 4.44m)
 WORKSHOP 11' 2" x 6' 7" (3.4m x 2.01m)
 TOOL SHED 11' 2" x 7' 9" (3.4m x 2.36m)
 GREENHOUSE 7' 11" x 7' 11" (2.41m x 2.41m)
 STUDIO 9' 8" x 5' 9" (2.95m x 1.75m)

SERVICES: Water and electricity are connected. The property also has a private oil supply and private drainage via a septic tank. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX: Winchester City Council

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

DIRECTIONS: From our office in Bishops Waltham head out of the village along Botley Road, heading towards Curdridge. Continue along this road and upon reaching the rendered house on the right hand side, turn right into the unmarked