



17 Oak Coppice Close  
Bishopstoke  
SO50 8PH





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Offers in Excess of £500,000

#### INTRODUCTION

This wonderful unique detached property which borders Stoke Park Woods has been thoughtfully modernised by the current owners to offer a lovely bright living room, open plan kitchen/dining room, conservatory and cloakroom.

On the first floor there are four well-proportioned bedrooms with an en-suite to master and a beautifully appointed family bathroom.

Additional benefits include ample off road parking for more than six vehicles, a garage, gym/sauna, bar and fully landscaped, south facing garden.

Offered with no forward chain, to fully appreciate both the accommodation on offer and the property's wonderful location, an early viewing truly is a must.





## INSIDE

The house is approached via the large driveway leading to the modern composite front door which in turn opens into the entrance hall, with a double glazed window to the side and tasteful decor including Italian tiled flooring, this carries on through to the ground floor cloakroom which also has a window to one side and has been fitted with a matching low level WC and wash hand basin set in vanity unit. A door to the end of the hall leads through to a modern open plan kitchen/dining room which has a double glazed window to the rear, offers access to under stair storage, and a set of stairs that lead to the first floor. There are also French doors with windows to both sides leading to the conservatory and a door to one side through to the living room. The kitchen itself has been fitted with a matching range of Howdens black gloss base units with cupboards and drawers under and complimentary oak effect worktops. There is a double range style gas cooker with five ring gas hob and extractor over, an integral dishwasher, with space and plumbing for a freestanding American style fridge freezer and washing machine, the room is finished with complimentary black wall tiles and Italian tiled flooring.

The dining area has plenty of space for a large dining table and chairs and is laid to carpet with a grey wall mounted space saving radiator to one wall. A set of French doors then open into the conservatory which has a door to the rear leading out to the garden, tiled flooring, various power points and made to measure blinds to all windows. A further door leads into the living room. This spacious room has a feature bay window to the front aspect offering plenty of natural light, a modern electric fire with surround to one wall, made to measure blinds, TV point and various power points. The first floor landing has panelling to the walls, spotlights, a storage cupboard to one side and access to all



four bedrooms, with further ladder access to the loft space which is boarded with light. The master bedroom has a large window to the front aspect, a built in wardrobe with sliding doors to one wall and a further door that leads through to a modern en-suite shower room which has been fitted with double rainfall shower with glass sliding screen and wash hand basin in vanity unit, there is matching tiling to both the walls and floor and a window to the side aspect, the room also houses an airing cupboard to one corner.

Bedroom two another good size double has a window to the overlooking the garden, built in wardrobes with sliding doors and has been laid to carpet. There are then a further two bedrooms one with a rear aspect the other a dual aspect room with windows to both the side and front of the property, both have been laid to carpet. The well appointed family bathroom has a double glazed obscured window to the side and has been fitted with a contemporary suite comprising a panel enclosed bath with shower over and glass bi-fold screen, pedestal wash hand basin and low level W/C, there is also a chrome heated towel rail to one wall and additional storage cupboard.

## OUTSIDE

To the front of the property there is an owned access road that leads to the gated driveway providing off road parking for six or more vehicles, the driveway itself is partly laid with tarmac and part gravel, overlooking the woodlands and providing pedestrian side access to the rear of the property. There is an attached, larger than average, tandem garage with up and over door, power, light, hot/cold taps and sink with a door to the rear providing access to the gym/sauna/office space and a further door which leads directly into the garden.

The attractive south facing garden has been landscaped to provide several resin laid seating/entertainment areas with a fully equipped outbuilding currently used as a bar, which also has power and light. There is a purpose built space for the installation of a hot tub including electric supply, hot and cold water outside taps and additional outside power. The rest of the garden has been laid to decorative stone with selectively planted shrubs and bamboo.

#### SERVICES

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

#### COUNCIL TAX

Eastleigh Borough Council – Band E

Awaiting EPC

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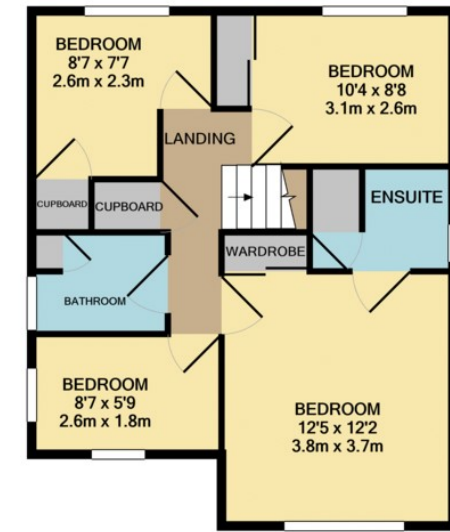
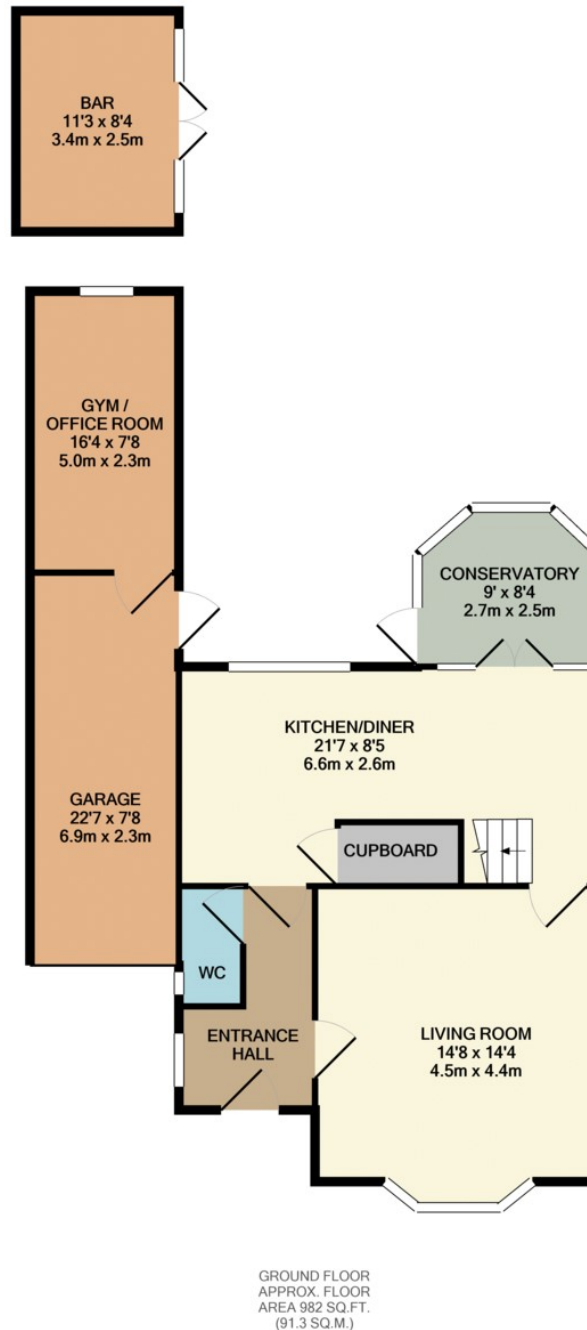
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1ST FLOOR  
APPROX. FLOOR  
AREA 535 SQ.FT.  
(49.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1518 SQ.FT. (141.0 SQ.M.)

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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