



9 The Ridings  
Bishopstoke  
SO50 8PN



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Offers in Excess of £450,000

#### INTRODUCTION

Having been thoughtfully extended by the current owners this beautiful family home bordering Stoke Park Woods comes with the additional benefit of ample off road parking, and an attractive fully landscaped rear garden.

Accommodation briefly comprises of a lovely bright lounge, open plan kitchen/dining room, spacious family room/study, utility room and ground floor cloakroom.

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

To both fully appreciate the accommodation on offer and the property's wonderful location an early viewing truly is a must.



#### INSIDE

The house is approached via a large driveway leading to the double glazed front door which then leads directly through to a well proportioned entrance hall with stairs leading to the first floor and a door to one end which leads through to the lovely bright lounge, which has under stairs storage to one side, a double glazed window to the front, with the focal point of the room being the feature gas fireplace with surround. A further door leads through to the heart of the home, the modern kitchen/dining room.

The kitchen/diner itself has a double glazed full height bay window with integrated sliding patio doors to one end which lead out on to the rear garden and has been laid to wood effect flooring throughout, with space for a large dining table and chairs. The wonderful modern kitchen has been fitted with a modern matching range of shaker style wall and base units with cupboards and drawers under and oak worktops. There is an integrated double electric oven, electric hob with extractor over, a built in dishwasher, fridge freezer, microwave and inset one and a half bowl sink unit and has spotlighting throughout.

A door to one side leads through to a separate utility room, with fitted wall units, matching worktops and space and plumbing for an automatic washing machine, tumble dryer and further appliances, with additional storage space. A double glazed door leads directly from the utility to the rear garden. There is also the benefit of a large family room/study and recently fitted ground floor cloakroom which can both be accessed from the entrance hall.

The family room has a double glazed window to the front aspect and fitted storage to one wall and is a lovely versatile space. The ground floor cloakroom has been fitted with a modern suite



comprising a wall mounted wash hand basin set in vanity unit and low level WC, with feature tiled wall to the rear.

On the first floor there are four well proportioned bedrooms, the master bedroom, which has fitted wardrobes to one wall with access to additional storage space and a door to one side which then leads through to a modern en-suite shower room. There are then a further three bedrooms, all of which overlook the rear garden. The family bathroom has been fitted with a stylish modern suite comprising of a panel enclosed bath with electric shower over and bi-fold shower screen, matching pedestal wash hand basin and low level WC, with wood effect flooring. A door to one side provides access to the airing cupboard.

#### OUTSIDE

To the front of the property there is a large driveway providing ample parking for at least four vehicles, an attached garage with up and over door, power and light, a door to the rear also provides pedestrian access to the rear garden.

Situated to the end of the road, the rear garden has the added benefit of woodlands to one side, the garden itself has been landscaped to provide a paved seating/entertainment area, with the rest of the garden mainly laid to lawn, there are also a variety of plants and shrubs through the borders.

#### LOCATION

The property borders Stoke Park Woods, is close to both Bishopstoke and Fair Oak's primary schools and only minutes away from Wyvern College which caters for 11-16 year olds and has academy status. Hedge End and its retail park that include M&S and Sainsburys is also nearby, as is Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station.

Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach.

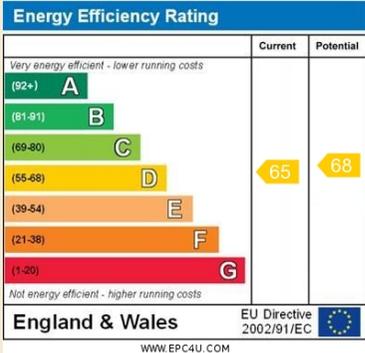


**SERVICES**

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**

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GROUND FLOOR



1ST FLOOR

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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**ROOM DIMENSIONS:**

<b>KITCHEN</b> 12' 7 x 9' 3 ft	<b>DINING ROOM</b> 12' 7 x 7' 3 ft	<b>LOUNGE</b> 16' 9 x 15' 5 ft	<b>FAMILY ROOM</b> 12' 0 x 8' 0 ft
<b>MASTER BEDROOM</b> 13' 8 x 11' 0 ft	<b>BEDROOM TWO</b> 11' 1 x 7' 9 ft	<b>BEDROOM THREE</b> 10' 6 x 8' 7 ft	<b>BEDROOM FOUR</b> 8' 4 x 6' 2 ft



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