



Offers In Excess Of £475,000

The Park, Southampton SO32 3QQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOM
- SEMI-DETACHED
- DROXFORD LOCATION
- FRONT AND REAR GARDENS
- TWO RECEPTIONS
- UTILITY & GROUND FLOOR
- SHOWER ROOM
- MODERN BATHROOM
- LOTS OF STORAGE
- GARDEN STORE AND CABIN
- SOLAR PANELS

We are delighted to introduce to the sales market, this spacious three bedroom, semi-detached home, in the very highly sought after village of Droxford. Droxford is a thriving village in Hampshire, England, lying in the Meon valley. It lies around 5 miles east of Bishop's Waltham and 6 miles north of Wickham within the South Downs National Park. Local amenities include a post office, two garages, an Ofsted rated excellent junior school, two pubs, a local shop, a village hall, doctors surgery & a flourishing community cafe in the church.

The property is set back from the road and offers a large front garden, which enjoys mature shrubbery and a large patio area.

Internally, the ground floor is comprised of a 17ft lounge which features dual aspect windows and a modern log-burner.

Moving through the kitchen and dining room are open plan to each-other making a perfect entertaining space, with patio doors which open onto the garden.

The ground floor is completed by the utility room, shower room and wc, all add excellent practicality

The rear garden is also a great size, with a multiple patio areas and a large lawn. The garden also includes a cabin, three sheds a log store. The side of the property also offers further scope for a single/double storey extension (STPP)

Moving to the first floor, the property is completed by the three bedrooms and a modern bathroom suite. The property has also been fitted with an air source heat pump and solar panels.

With good access to the Meon Valley Trail and There are also trains located at both Winchester & Petersfield giving access to London Waterloo in approx 1 hour. There is a wide range of outdoor activities available, locally a cricket club in the village, Golf at both Swanmore golf centre & Corhampton golf club. Sailing on the Hamble & on the Solent.



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Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
17'5" * 11'1" (5.31 * 3.38)

DINING ROOM
15'10" * 9'10" (4.85 * 3.00)

KITCHEN
9'0" * 6'11" (2.75 * 2.11)

UTILITY ROOM
7'8" * 7'0" (2.34 * 2.14)

SHOWER ROOM
7'0" * 7'1" (2.15 * 2.17)

BEDROOM ONE
12'5" * 12'2" (3.79 * 3.73)

BEDROOM TWO
11'1" * 9'0" (3.38 * 2.76)

BEDROOM THREE
8'2" * 8'0" (2.49 * 2.45)

BATHROOM
8'1" * 4'10" (2.48 * 1.48)

COUNCIL TAX BAND C

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal

company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

SUMMER HOUSE
12'5" * 6'9" (3.81 * 2.08)

SHED
7'8" * 7'3" (2.36 * 2.22)

STORE 1
10'0" * 9'10" (3.05 * 3.00)

STORE 2
8'5" * 5'11" (2.58 * 1.82)

TENURE
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	73	77
England & Wales		

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