



Church Road, Old Bishopstoke, SO50 | Guide Price £450,000
Period 3 Bed Semi- Detached House with Commercial Opportunity,

CONTACT

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**Exciting Opportunity | Period 3 Bedroom Semi Detached Home |
Freehold | Driveway Paring | Landscaped Rear Garden | Commercial and Residential**

INTRODUCTION

Guide Price £450,000

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A rare and exciting opportunity to acquire a three bedroom semi detached home in Old Bishopstoke, offering versatile family accommodation with two reception rooms and a sunny enclosed garden. Adding to its appeal is a self contained commercial unit (currently a hair salon) arranged over three levels with mezzanine and basement, providing potential for a home business or additional income. Ideally located close to schools, local amenities, Eastleigh town centre and excellent transport links, this property combines practicality with unique versatility.

KEY FEATURES

AGENT ID: 9295

- Rare and unique period home with historic connections
- Three well proportioned double bedrooms
- Two reception rooms plus fitted kitchen
- Sunny, enclosed rear garden
- Off-road parking for multiple cars
- Popular Old Bishopstoke location
- Separate commercial unit (currently a hair salon) with mezzanine and basement
- Rateable Value £3,650 – qualifies for Small Business Rate Relief

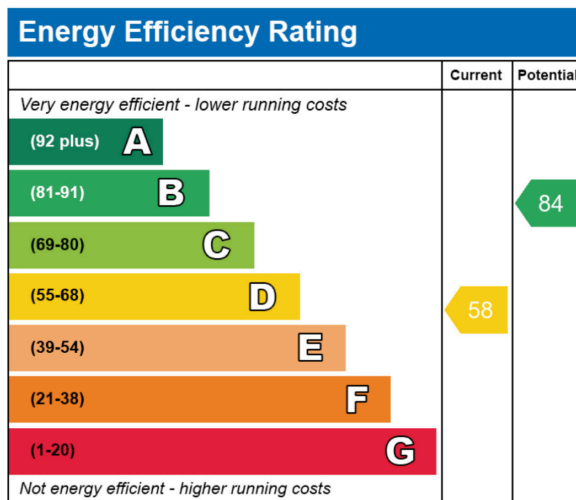


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Total floor area: 122.4 sq.m. (1,317 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



AREA INFORMATION: CHURCH ROAD, BISHOPSTOKE

Church Road is situated in the popular area of Old Bishopstoke, a location known for its village feel and good local amenities. The area is well served for families, falling within the catchment of the highly regarded Stoke Park Infant and Junior Schools, with further schooling options close by.

Bishopstoke benefits from excellent access to open green spaces, with the nearby River Itchen and Stoke Park Woods providing opportunities for walking, cycling and outdoor activities. Local shops, pubs and services are within easy reach, helping to create a strong sense of community.

For a wider range of facilities, Eastleigh town centre is just a short distance away, offering supermarkets, shops, cafés, restaurants and a mainline train station with regular services to Southampton, Winchester and London Waterloo. The area also enjoys strong road connections, with both the M3 and M27 easily accessible, and Southampton Airport just a few minutes' drive away.

Old Bishopstoke continues to attract buyers thanks to its blend of convenience, schooling, and access to both countryside and town.

KEY INFORMATION

- Local Authority: Eastleigh Borough Council
- Council Tax Band: C
- EPC Rating: D - 58
- Catchment School: Stoke Park Infants & Junior School
- Catchment Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway and On Street
- Viewing: Strictly By Appointment Only



DISCLAIMER

All dimensions and measurements provided are approximate and intended solely as a general guide. VC Estates has not tested any fixtures, fittings, or appliances mentioned within these particulars, and therefore cannot confirm their functionality or condition. Prospective purchasers are encouraged to liaise with the relevant local authority to verify council tax bands and associated charges.

Images included in these particulars are for illustrative purposes only and should not be assumed to reflect items included in the sale. While every effort has been made to ensure accuracy, the information provided does not form part of any offer or contractual agreement. VC Estates strongly advises that solicitors thoroughly review all details—particularly property boundaries, and the results of local authority searches—during pre-contract enquiries as part of the due diligence process.

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