



84 Church Road, Bishopstoke - SO50 6DQ

In Excess of £450,000

WHITE & GUARD

84 Church Road

Bishopstoke, Eastleigh

INTRODUCTION

A beautiful period home set within the heart of the village. The property has been also thoughtfully extended, yet still retains a wealth of charm and character. Accommodation is set out over three floors with additional benefits of a driveway to the front and mature garden to the rear. On the ground floor there is a sitting room with open fire and inset wood burning stove, 20ft family room, dining room with vaulted ceiling, kitchen/breakfast room, utility and cloakroom.

On the first floor there is a 17ft master bedroom with internal Juliette balcony, ensuite, family bathroom and a further two good size bedrooms. The property also has a lower ground floor/basement which has been both a double bedroom and an office. To fully appreciate this property's great location and the overall size of the accommodation, an early viewing truly is a must.

LOCATION

The village lies alongside the River Itchen and is only a short walk from Stoke Park Woods through which lay several bridal ways and footpaths. The property is also conveniently close to Eastleigh and its thriving centre, its mainline railway station is also only minutes away from main motorway access routes to Southampton, Portsmouth, Winchester, Chichester, Guildford and London.

- EASTLEIGH COUNCIL BAND C
- EPC RATING C FREEHOLD
- THREE BEDROOM SEMI DETACHED PERIOD HOME
- 20FT FAMILY ROOM
- CLOAKROOM
- 17FT MASTER BEDROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING





INSIDE

The property is approached by the driveway leading to the attractive brick and oak framed porch from which the front door then leads through to the entrance hall. The hall has oak flooring, a door to one side through to a modern cloakroom with a further door then leading through to a large family room. This room has a window to the side, a staircase leading to the first floor and further staircase to the lower ground floor. Openings to one side of the room then lead through to the kitchen breakfast room and conservatory.

The kitchen is fitted with a matching range of wall and base units, has a butler sink unit and central island that incorporates a large breakfast bar. The room also has a double width range style oven and hob, dishwasher and further appliances space. The dining area / conservatory is flooded with light due to its vaulted ceiling and the space is also overlooked by the master bedrooms Juliette balcony. There is then a well proportioned utility room with fitted work top, wall and base units and various appliance space. The sitting room has a sash window to the front, open fireplace with inset wood burning stove, fitted shelving and spotlights.

The Master bedroom has a large Velux window, fitted wardrobes along one wall and a door at one end that then leads through to a tastefully appointed ensuite with double width shower, his and hers wash hand basin, low level WC, slate effect tiling and spotlights.

Bedroom two, which is also a double room, has a sash window to the front, a cast iron fireplace fitted wardrobe with shelving. Bedroom three, again a good size room, enjoys views over the rear garden. The family bathroom has a Velux window and is fitted with a modern suite that includes a panelled enclosed bath with shower over, wash hand basin and a low level WC, with the room also benefiting from slate tiling.



OUTSIDE

To the front of the property there is a driveway that provides ample off road parking, whilst to the rear there is a sizable patio area with steps that then lead up into the garden which is mainly laid to lawn and selective planted. Towards the end of the garden there is a brick built shed which provides useful storage.

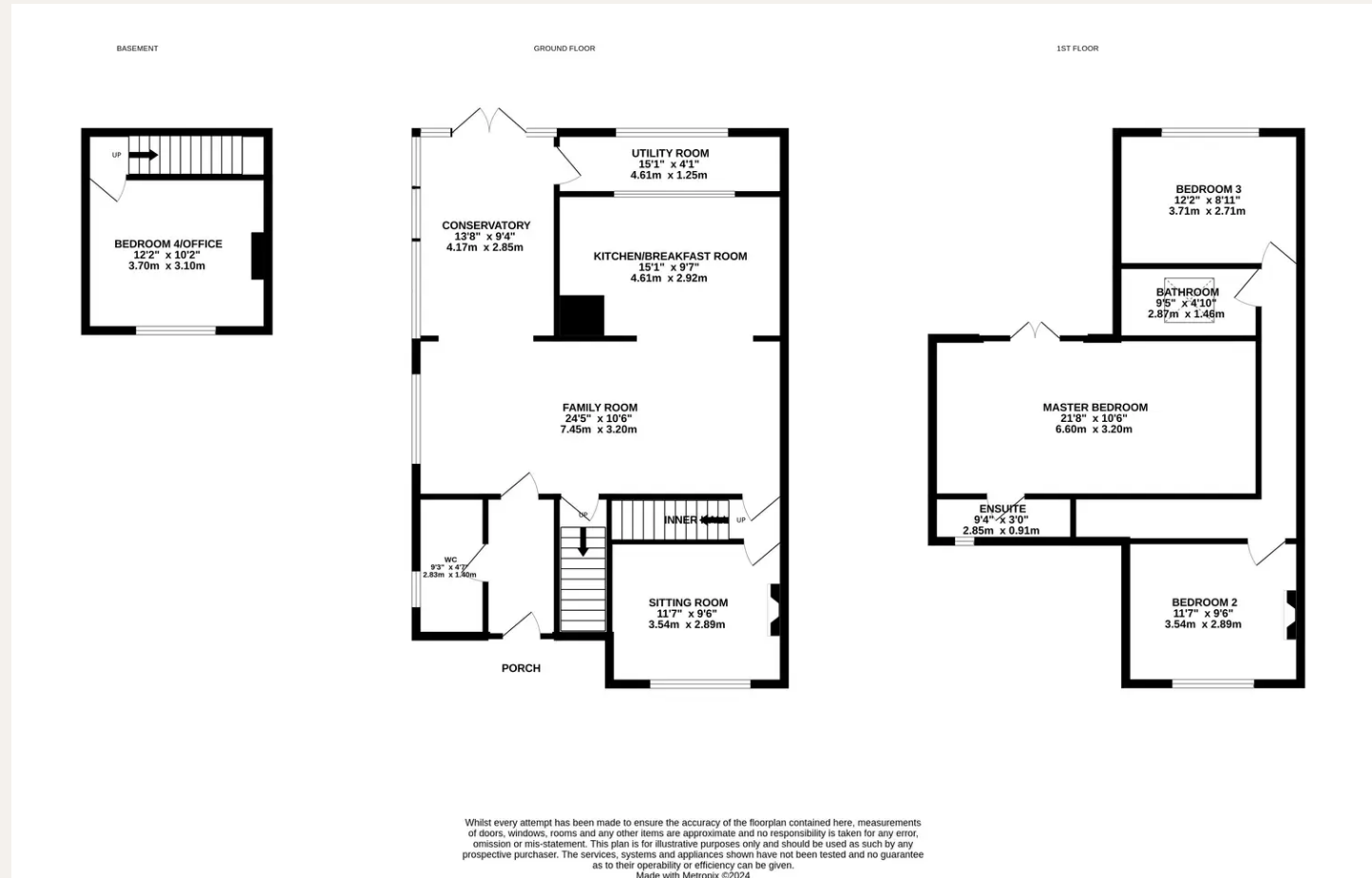
SERVICES:

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

Broadband : Superfast Fibre Broadband 78-80 Mbps download speed 19 - 20 Mbps upload speed. This is based on information provided by Openreach.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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