



9 Mitre Copse, Bishopstoke - SO50 8QE

Guide Price £600,000

WHITE & GUARD



# 9 Mitre Copse

## Bishopstoke, Eastleigh

### INTRODUCTION

Positioned on a generous corner plot that backs onto woodland is this substantial detached residence located in the highly sought after Mitre Copse cul de sac, which is set within the desirable Bishopstoke area. Presented in great condition throughout and boasting extensive accommodation which includes four bedrooms (with the master benefitting from an ensuite shower room), family bathroom, sitting room, dining room, garden room, downstairs cloakroom and modern kitchen. This spacious property is an ideal family home. Outside the property it has a good size driveway which leads up to a detached double garage which has both power and lighting. The house has beautifully landscaped wraparound gardens that back onto woodland, which really makes this a must-see property.

### LOCATION

The property backs on to the popular Stoke Park Woods, is close to Stoke Park Infants/Juniors and within catchment for 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 stone's throw away, and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND E
- EPC ORDERED
- FREEHOLD
- FOUR BEDROOM DETACHED HOME
- SET ON A CORNER PLOT
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER BEDROOM
- GOOD SIZE REAR GARDEN
- DOUBLE DETACHED GARAGE AND DRIVEWAY







## INSIDE

The front door opens into a well presented entrance hall which has stairs leading to the first floor with a convenient built-in cupboard under and then doors to the lounge, dining room, Kitchen and cloakroom. The lounge is dual aspect with a double glazed window to the front and French doors that lead into the conservatory, making it a lovely light and bright room. The conservatory has views across the garden and onto woodland to both the side and rear and French doors that open out into the garden. The dining room is a nice bright space with a window to the front aspect, and the Cloakroom is then alongside this and has been fitted with a modern two piece suite comprising of a low level W/C, gloss white vanity unit with storage and an inset wash hand basin and tiling to the splash backs. The modern kitchen comprises an extensive range of gloss white wall and base level work units with fitted limed oak effect counter tops over which incorporate an inset stainless steel sink with tiled splash backs, there is a mid-height stainless steel double oven, halogen hob with extractor canopy over and an integrated dishwasher and space for a tall fridge freezer. A door leads out to the side garden which has a resin patio area for al fresco dining and gives access to the double garage which has power and lighting and a secluded garden space behind.

The first floor landing provides access to the principal accommodation. The master bedroom is to the front and benefits from a range of fitted wardrobes with sliding mirror doors and the addition of an en-suite shower room which has been fitted with a double shower unit, vanity wash hand basin and low level W/C. Bedroom two is also to the front and also benefits from fitted wardrobes, and the remaining two bedrooms are to the rear with windows that overlook both the garden and woodland to the rear and side. Servicing these rooms is a well presented family bathroom suite that offers a panel enclosed bath, a fitted vanity unit with storage and a wash hand basin, a low level W/C, tiling to the splashbacks and a vinyl floor.





OUTSIDE

The property sits on a larger than average corner plot, backing onto woodland on two sides which offers a great deal of seclusion and privacy. The great sized and beautifully landscaped rear garden has been meticulously designed by the current owners to feature a lawned area with plant, shrub and flower borders with a gate that gives direct access into woodland. The side garden offers a good sized and sunny resin patio area for alfresco dining, which has been enclosed by raised flower beds that have mature shrubs, plants and flowers and also features a fishpond. Located at the front of the property, a driveway offers off-road parking for numerous cars and leads up to the detached double garage, which has two up and over doors, power and lighting, with the remainder being a neat area planted with a variety of mature plants, shrubs and flowers and a gate that gives side access into the garden.

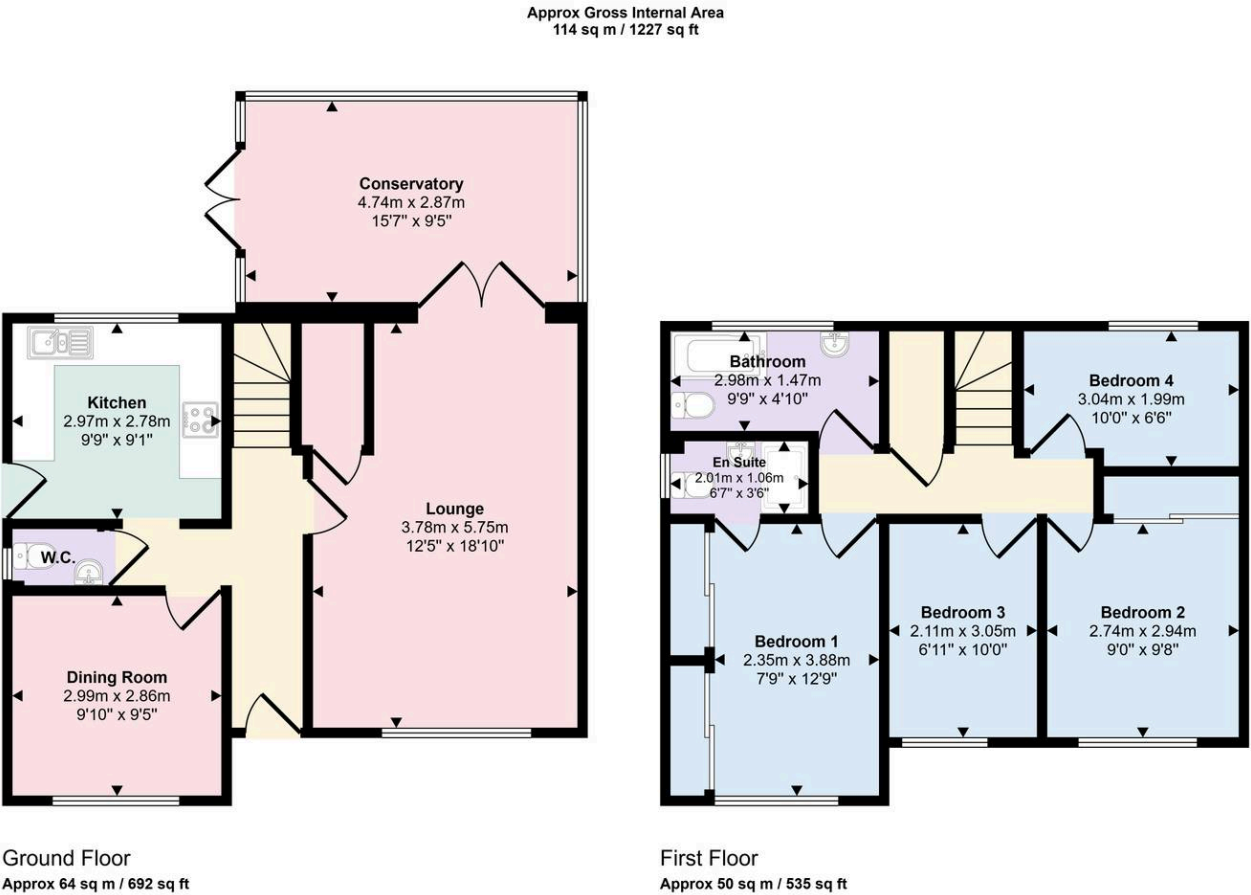
SERVICES:

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

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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