

HILLCREST

The Hangers, Bishops Waltham SO32 1EF

Guide Price £1,175,000



WELLER
PATRICK



PROPERTY FEATURES

A spacious individual property in a sought after location with extensive gardens
Triple aspect sitting room • Dining room • Kitchen/breakfast room • Family room/study
Four double bedrooms • One with en-suite • Family bathroom • Utility room
Established gardens and grounds in all approximately 1/3 of an acre • Driveway & ample parking



DESCRIPTION

This spacious individual family house is situated in a sought after location in Bishops Waltham known as The Hangers and is within a short distance of the town centre with its attractive and traditional high street and shops.

The property offers four double bedrooms with one ensuite and a family bathroom . On the ground floor there is a triple aspect sitting room, traditional dining room, family room/ study and a good sized kitchen/breakfast room with fitted units, granite style worktops, butler sink and a walk-in larder cupboard. There is also a utility room.

The attractive gardens and grounds extend in all to approximately a third of an acre and also includes a large block paved drive and parking area.

The property dates from approximately 1930 and the attractive elevations are very much a feature. The current owners have enjoyed the property for over 30 years.

Bishops Waltham is a historic and highly desirable country town offering a wealth of old world charm and a strong sense of community. The town is home to the Bishops Waltham Palace Ruins and is situated on the edge of the Meon Valley and the South Downs National Park mostly surrounded by countryside. The property is also not far from the world renowned sailing facilities on the South Coast.

We will be very pleased to discuss the property in more detail and arrange a viewing appointment.



DIRECTIONS

From Bishops Waltham take the B3035 towards Corhampton passing Dundridge Lane on the right. Continue for a short distance as the road begins to climb and the entrance to Hillcrest can be found on the right.



LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band G

Gas central heating, mains electricity, private drainage

VIEWINGS

By appointment through Weller Patrick.
Tel: 01489 893555

Particulars prepared 20th October 2023

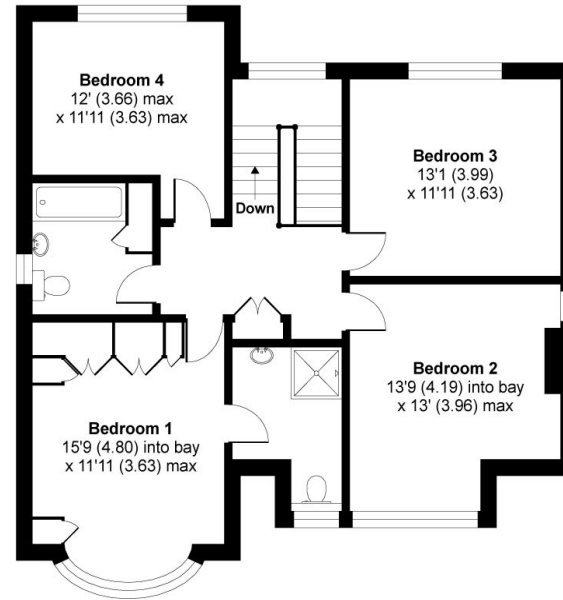
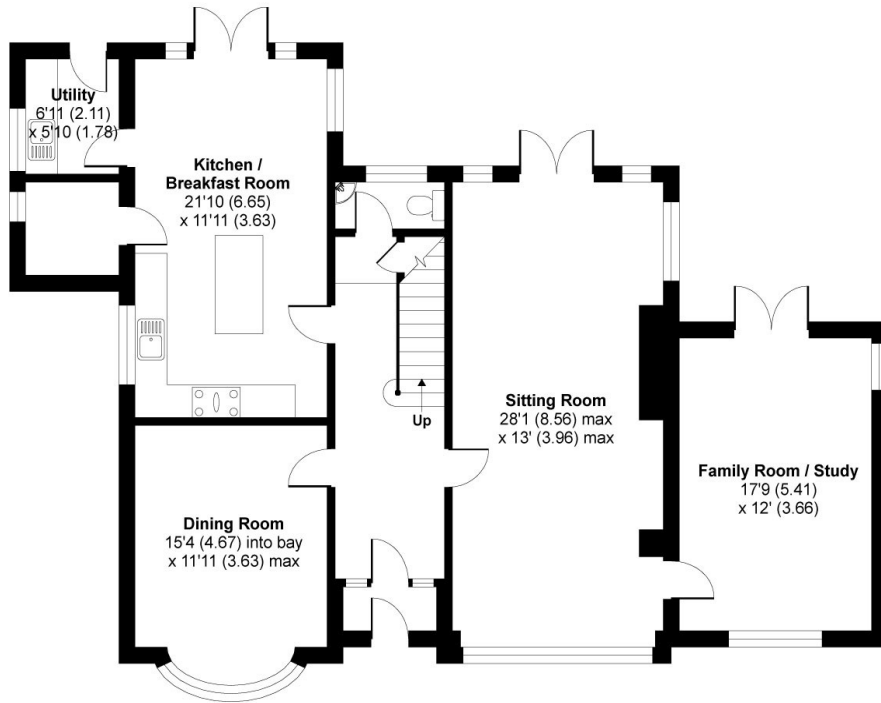




The Hangers, Bishops Waltham, Southampton, SO32

Approximate Area = 2272 sq ft / 211 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Weller Patrick. REF: 1048064



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Hillcrest