

13 LEOPOLD DRIVE

Bishops Waltham, SO32 1JU

Asking Price £385,000



**WELLER
PATRICK**



PROPERTY FEATURES

A spacious, three bedroom semi detached family home situated within a sought after small close in Bishops Waltham

Lounge ● Kitchen ● Dining Room ● Conservatory ● Cloakroom

Three Bedrooms ● Bathroom ● Front and Rear Gardens

Driveway Parking ● Garage ● Viewing highly recommended



DESCRIPTION

A spacious three bedroom semi detached family home situated in a sought after small close within Bishops Waltham. Leopold Drive is an attractive, conveniently located and established no through close with fields nearby. Properties within Leopold Drive are rarely available so early viewing is recommended.

The accommodation comprises an entrance hall, a spacious lounge with a door into the dining room which leads through to the kitchen as well a conservatory with access into the rear garden. There is also a useful cloakroom on the ground floor. On the first floor there are three bedrooms and a family bathroom. The property benefits from driveway parking and a garage and has both front and rear gardens.

The country town of Bishops Waltham is highly sought after for its charm, character and excellent location for commuting further afield or to the South Coast cities of Southampton, Winchester and Portsmouth.

The property is situated in good location being within (or some) walking distance or a short drive to the town with its range of amenities including a Doctor's surgery, pubs, restaurants, coffee shops, post office, butchers and bakers. Bishops Waltham is a historic town offering a wealth of old world charm and a strong sense of community. The town is also home to the Bishops Waltham Palace Ruins and is situated on the edge of the Meon Valley and South Downs National Park. As such it has much open countryside nearby with walks and rides to be enjoyed. For more comprehensive amenities the commercial centres of Winchester, Southampton and Portsmouth are within driving distance.

An important feature if that the well regarded schools for most ages are available within either Bishops Waltham or nearby Swanmore.

13 Leopold Drive
 Bishops Waltham
 SO32 1JU

GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY AND SERVICES

Winchester City Council
 Council Tax band C
 Main services, gas fired central heating

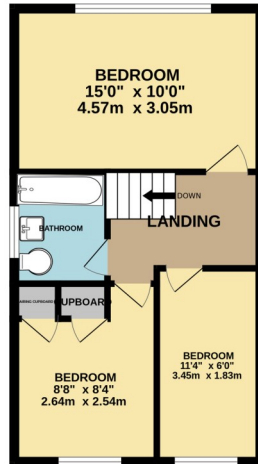
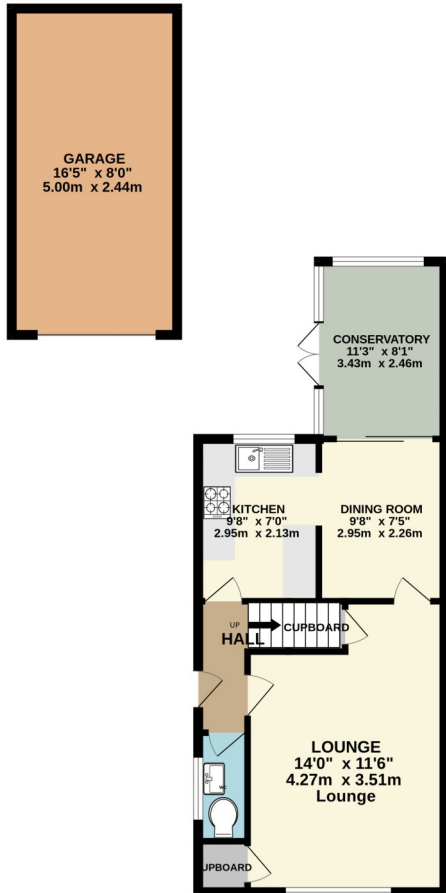
VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

DIRECTIONS

From the main Bishops Waltham roundabout take the B2177 to Winchester leaving the Sainsbury's petrol station on the left. Continue for a short distance and then turn left into The Avenue. Leopold Drive commences at the very end of The Avenue and as you enter the close bear left where the property will be seen.

Particulars amended 20th February 2024



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:
 13 Leopold Drive