



WEST VIEW
HOUSE

WEST VIEW HOUSE
Warnford Road, Corhampton, SO32 3ND
£775,000

WELLER
PATRICK



PROPERTY FEATURES

A well-proportioned, three bedroom, detached family home in the Meon Valley Village of Corhampton

Lounge ● Kitchen / dining room ● Utility room ● Cloakroom

Three bedrooms ● Master bedroom en-suite ● Family bathroom

Garage ● Large driveway & ample parking ● Attractive garden ● No forward chain



DESCRIPTION

Located in the pretty village of Corhampton, this well-proportioned, three-bedroom detached family home benefits from a large driveway offering ample off-road parking, an integral garage and an attractive rear garden.

The accommodation on the ground floor briefly comprises a spacious sitting room, 20ft kitchen/dining room, separate utility and a cloakroom. On the first floor there are three double bedrooms, with an en-suite to the master and family bathroom.

Viewing is highly recommended to appreciate the property and location on offer.

Corhampton is nestled in the heart of the South Downs National Park, surrounded by many lovely walks and a network of bridleways.

A particular feature within the Meon Valley is the countryside and scenery. There are many delightful walks to be discovered and enjoyed including the Meon Valley trail along the old railway track, Old Winchester Hill and Beacon Hill. Within five minutes are two riverside pubs, riverside walks and a village shop with post office.

The delightful country town of Bishops Waltham is within a short drive and offers a range of shops, and services from its traditional high street including coffee shops and eateries. The major centres of Winchester, Southampton, Petersfield and Portsmouth are easily accessible as are main line rail services. Corhampton is nestled in the heart of the South Downs National Park, surrounded by many lovely walks and a network of bridleways. The property is also within walking distance of the village store.

The accommodation has currently been adapted and includes a lift from the corner of the dining room up to the master bedroom.



DIRECTIONS

From Bishops Waltham take The Hangers towards Exton. At the roundabout take the first exit. Proceed along Warnford Road passing The Butts on the right hand side. The driveway to West View House will be seen shortly after on the right.



LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Mains electricity, water. Oil fired central heating.
Private drainage

VIEWINGS

By appointment through Weller Patrick.
Tel: 01489 893555



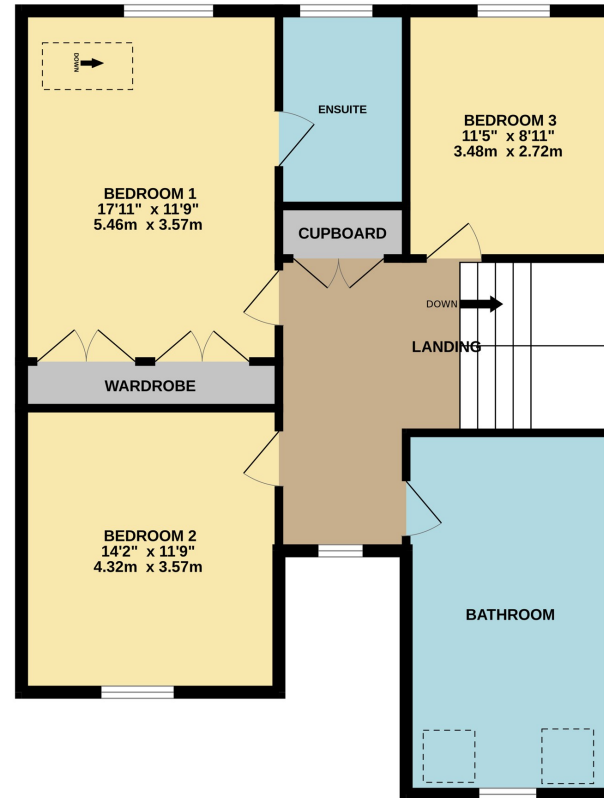
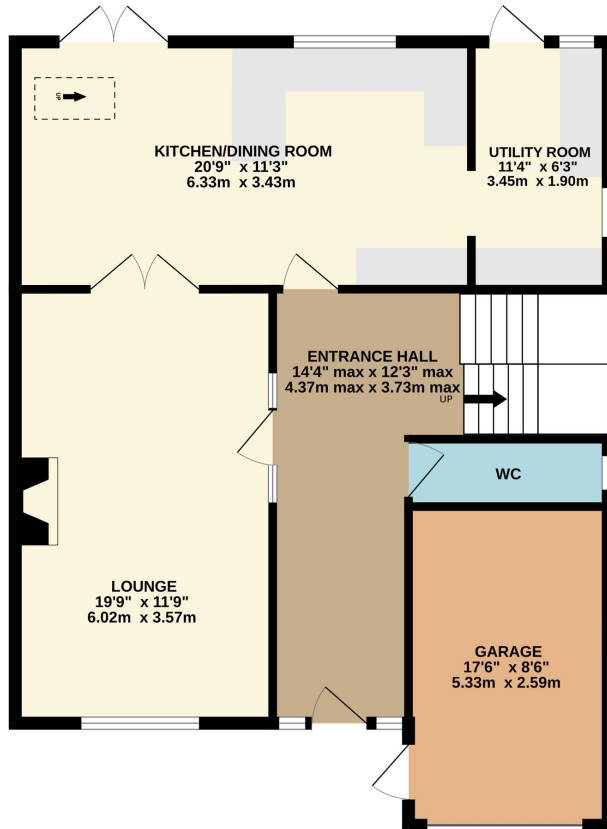


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GROUND FLOOR

1ST FLOOR



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+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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