

Horders Wood

Winchester Road, Bishops Waltham, SO32 1AH

Asking Price £499,950



WELLER
PATRICK



PROPERTY FEATURES

Entrance Hall • Cloakroom • Lounge With Feature Fireplace • Superb Kitchen/Dining Room • Office
Three Bedrooms • Large Master Bedroom • En-suite • Bathroom • Driveway Parking • Viewing Recommended



DESCRIPTION

Attractive and bespoke three bedroom detached home which includes a generous amount of flexible and well-proportioned living accommodation and located a short distance from Bishop's Waltham traditional High Street,

The home sits on a distinctive plot with ample driveway parking to the front.

A spacious entrance hallway leading to a lounge with a feature log burner and a dual aspect. There is a contemporary and sizeable kitchen/dining room with its range of wall and base units and attractive work surfaces. The dual aspect and French doors that lead out onto the patio terrace. The current owners have converted the garage into a useable and flexible room.

Currently used as a study/music room, this space could easily be converted back into a garage if required. The first floor features three double bedrooms and two bathrooms. The generous master bedroom includes a extensive built-in wardrobes, a feature bay window and contemporary en-suite bathroom. The remaining bedrooms are served by the family bathroom.

The wrap-around garden includes a pretty lawned area, which has been modestly fenced, and is bordered by varieties of flowers and shrubs. The further outside space includes a patio terrace and a large timber framed shed.

The historic market town of Bishops Waltham is set against the backdrop of the peaceful Hampshire countryside, features a broad range of independent shops, caf  s, restaurants and salons. The many independent shops are complemented by miles of walking and cycling trails, from nature reserves to meandering riversides.

Perfectly placed for travel, Bishop's Waltham has great links to the A3 and M3 motorway, offering solid outbound routes, and for a dose of the city, Winchester, Southampton and Portsmouth all lie within 30 minutes' drive.

DIRECTIONS

From Bishops Waltham High Street, proceed to the mini roundabout with the Crown Inn on your right. Proceed to your left onto Coppice Hill and past Shore Lane, the property can be found on the right hand side after a short distance.

Particulars amended 31st March 2025

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Mains Services

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555





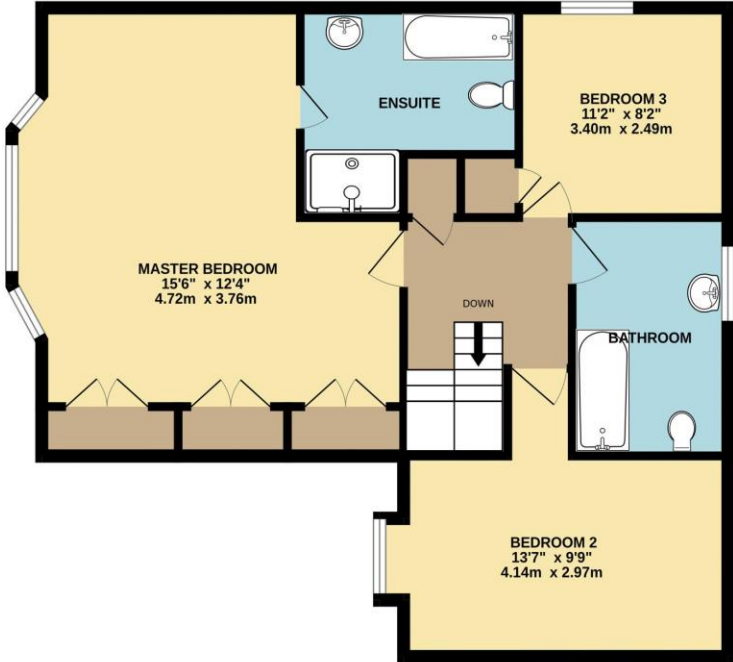
Horders Wood
Winchester Road
Bishops Waltham
SO32 1AH




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A	81	89	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

WWW.EPC4U.COM

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.
Made with Metropix ©2024