

5 GARFIELD ROAD

Bishops Waltham, SO32 1AT

Asking Price £350,000

WELLER
PATRICK



PROPERTY FEATURES

A charming and deceptively spacious two bedroom character cottage close to the town centre.

Sitting Room • Dining Room with Wood Burning Stove • Kitchen • Family Bathroom

Two Double Bedrooms • Attic Room • Garden • Viewing Recommended



DESCRIPTION

This pretty and deceptively spacious character cottage benefits from being only minutes away from the town centre with its range of shops and amenities.

Accommodation on the ground floor briefly comprises a sitting room with a feature open fire, dining room with a wood burning stove, kitchen with a fitted double oven and gas hob and bathroom.

On the first floor there are two double bedrooms with a staircase (off one of the bedrooms) that leads to the second floor attic room, which the current owner uses as an office.

Outside the established rear garden is attractively paved with a large garden shed and rear gated access.

Due to both the property's location and the accommodation on offer, an early viewing is a must.

The property benefits from being a short walk away from Bishops Waltham's vibrant town centre which offers a broad range of shops and local amenities including shops, post office, pubs, a doctor's surgery and bus services.

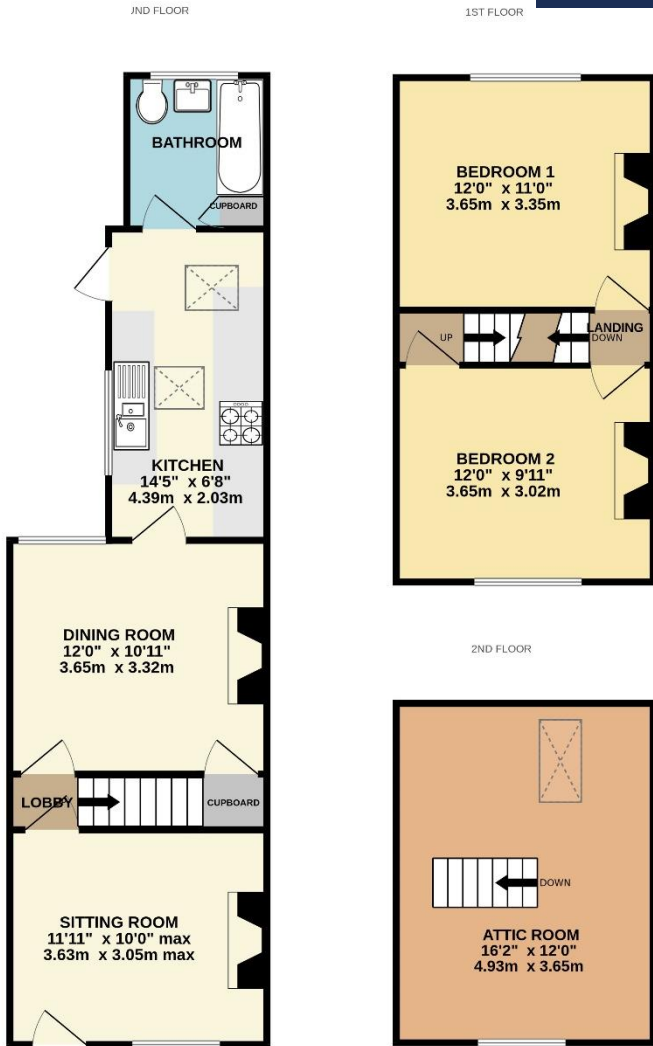
The neighbouring village of Botley is only minutes away and provides a mainline railway station with both Winchester city centre and Southampton Airport being just under half an hour away. All main motorway access routes are within easy reach.

This historic market town is set against a backdrop of beautiful Hampshire countryside and offers the convenience of superb transport links.

An early internal viewing is recommended.

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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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DIRECTIONS

From the centre of Bishops Waltham, at the main roundabout take the B3035 Corhampton Road. Garfield Road is the second turning on the left and the property will be found on the left after the Brooklands Road turning.

Particulars prepared 6th August 2025

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band C

Services: Mains electricity, gas, water and drainage.

VIEWINGS

By appointment through Weller Patrick.
Tel: 01489 893555

