



3 Meadow View Winchester Road, Upham - SO32 1HJ  
£650,000

WHITE & GUARD



# 3 Meadow View Winchester Road

Upham, Southampton

Presented in excellent cosmetic order throughout is this four double bedroom detached family home. Located within Upham and a short distance away from Bishops Waltham Town Centre, the property comprises a 25ft kitchen dining family room with under floor heating and fitted oak work surfaces, an adjoining utility room, dual aspect living room and WC, complete the ground floor accommodation. On the first floor four excellent size bedrooms, with two en-suite shower rooms and a family bathroom suite. Externally the home offers an attractive front garden and sizable rear garden with double gates for vehicular access leading to a car port.

## LOCATION

Upham is a pretty village with a popular primary school, church and pub and is also only minutes away from the pretty market town of Bishops Waltham, that offer a broad range of shops and amenities. Neighboring Botley is also close by, which is the main line railway station, as well as Shawford train station also being within each reach. Both the Cathedral City of Winchester and Southampton Airport also just under half an hour away, along with all main motorway access routes also benefiting from being within easy reach.

- COUNCIL TAX BAND F
- EPC RATING B FREEHOLD
- FOUR BEDROOM DETACHED HOUSE
- 25FT KITCHEN DINING FAMILY ROOM
- LOUNGE
- CLOAKROOM
- TWO ENSUITES
- SIZABLE REAR GARDEN
- OFF ROAD PARKING







## INSIDE

Upon entering, you are greeted by a spacious hallway with doors to the living and stairs leading to the first floor. Access to the well-appointed cloakroom can be found on your right-hand side. As well as a fitted storage cupboard, there are double doors to either side that open into the living room and kitchen dining family area.

The 25ft kitchen dining room has been beautifully designed to accommodate modern family life. Featuring a good range of wall and base level work units, with fitted oak work surfaces over that incorporate an inset sink and induction hob with extractor hood over. Offering top-of-the-line integrated appliances which include an oven, fridge freezer and dishwasher. A central Island provides a nice focal point to the room, which extends to a dining and living area that provides two sets of double-glazed French doors open onto the rear garden. Further to this the room offers tiled flooring with underfloor heating and spot lighting throughout. The adjacent utility room has fitted work surfaces with an inset sink, space and plumbing for a washing machine and tumble dryer and a double-glazed door opening to one side.

On the first floor, you will discover four generously sized double bedrooms. Bedrooms one and two both offer well-presented en-suite shower rooms and fitted wardrobes. A well-appointed family bathroom suite services beds three and four, both of which also benefit from having fitted wardrobes.



## OUTSIDE

Externally the property offers a private and well-maintained front garden laid to lawn, with a path leading to the front door and a gate providing pedestrian access to the garden. To the rear the sizeable and sunny garden provides a patio seating terrace extending to a well-maintained lawn. Beyond that is a sizeable area laid to shingle, double gates to one side provide vehicular access for secure off road parking and lead to the timber framed double car port.

## SERVICES:

Water, electricity and mains drainage are connected. Heating is an air source heat pump with a dedicated boiler room. Please note that none of the services or appliances have been tested by White & Guard.

## Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



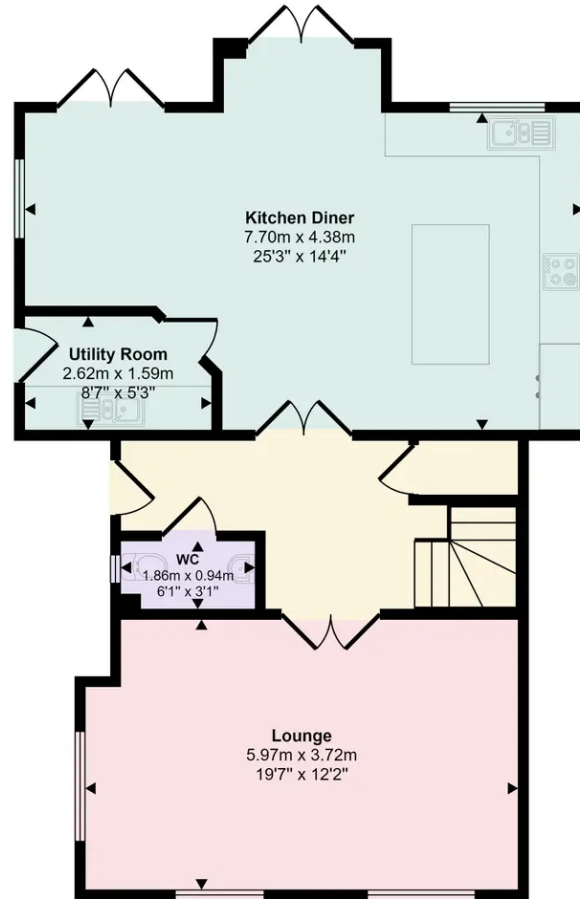
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**PRS** Property Redress Scheme

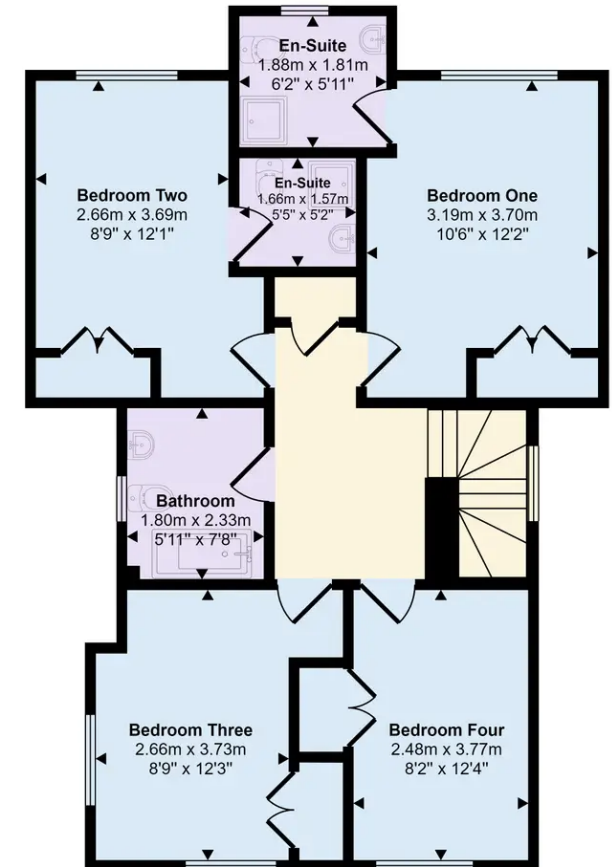
**Zoopla**



Approx Gross Internal Area  
144 sq m / 1548 sq ft



Ground Floor  
Approx 72 sq m / 773 sq ft



First Floor  
Approx 72 sq m / 775 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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