



3 Claylands Court, Bishops Waltham - SO32 1JS
£425,000

WHITE & GUARD

3 Claylands Court

Bishops Waltham, Southampton

INTRODUCTION

A deceptively spacious, four bedroom family home located within walking distance of Bishops Waltham village centre enjoying a range of local amenities. Accommodation briefly comprises a welcoming entrance hall, spacious bay fronted lounge with dining area, modern kitchen, 23ft conservatory and cloakroom to the ground floor. On the first floor there are four bedrooms and a well-appointed family bathroom. Outside office driveway with off road parking, garage and an attractive rear garden.

LOCATION

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. The property benefits from being within walking distance of Bishops Waltham's vibrant village centre which offers a broad range of shops and local amenities including shops, post office, pubs, a doctor's surgery and regular bus services.

- SPACIOUS FAMILY HOME
- FOUR BEDROOMS
- MODERN KITCHEN
- BAY FRONTED LOUNGE
- LIGHT & AIRY CONSERVATORY
- GARAGE & DRIVEWAY
- WELL APPOINTED BATHROOM
- ATTRACTIVE GARDEN
- WINCHESTER COUNCIL - BAND D
- EPC GRADE D - FREEHOLD





INSIDE

Upon entering the property you are welcomed into a hallway with doors to both the lounge and ground floor cloakroom. The spacious lounge has a lovely bay window to the front aspect, with a set of stairs to the rear leading to the first floor and French doors also to the rear which open to the kitchen. There is space for freestanding furniture, including a dining table and chairs and a storage cupboard to one side, with the room laid to parquet flooring. The kitchen is a wonderful bright space, with a window to the rear and an opening which leads through to the conservatory. The kitchen itself has been fitted with a range of high gloss wall and base level units with complimentary worktops. There is a built-in oven, gas hob with extractor over, built-in dishwasher and space for an American fridge freezer. The room is laid to tile flooring and also benefits from spotlighting and tiling to key areas. The bright and airy conservatory measures approximately 23ft and offers flexible living accommodation, currently arranged as a family room/playroom there is space for freestanding furniture with the room laid to tile flooring. French doors to the rear open directly to the garden and a further door to the rear of the room opens to the integral garage.

On the first floor there are four good size bedrooms, the master bedroom has a window to the front aspect and is a spacious double room with a large storage cupboard to one wall and laid to carpet. Bedrooms two and three both enjoy views over the garden and are again spacious double rooms, whilst bedroom four is situated to the front of the property and is a smaller double room. The well-appointed bathroom has an obscured window to the rear and is fitted with a modern white suite comprising a panel enclosed bath with shower over and glass shower screen, wash hand basin set in vanity unit and low-level WC. The room is also fully tiled with a heated towel rail to one wall and tiled flooring.



OUTSIDE

To the front of the property there is a paved pathway leading to a set of small steps which then lead up to the front entrance, with an area laid to decorative stone, also offering parking space and a small, neat border planted with low lying shrubs. To the side there is a tandem driveway providing parking for two vehicles and leading to the garage which has a metal up and over door, with a further door to the rear leading directly into the property.

The low maintenance rear garden has been landscaped to offer a paved seating area, leaving the rest mainly laid to lawn with a stone pathway to one side which then leads to raised planted flower beds.

SERVICES:

Gas, water, electricity and mains drainage are connected. 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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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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