



Wildflower Cottage, 7 Tangier Lane, Bishops Waltham - SO32 1PP

In Excess of £425,000

WHITE & GUARD

Wildflower Cottage, 7 Tangier Lane

Bishops Waltham, Southampton

INTRODUCTION

Presented in exceptional decorative condition throughout and conveniently positioned within walking distance into Bishops Waltham is this three bedroom semi-detached home. Across the ground floor the property has a large lounge dining room with adjoining garden room, an impressive modern fitted kitchen and ground floor WC. The first floor provides three well proportioned bedrooms including a modern en-suite shower room to the master bedroom and a well presented family bathroom suite. Externally, an attractive rear garden leads to the garage and also provides pedestrian access to the properties off road parking.

LOCATION

The property benefits from being within walking distance to Bishop 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. 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.

- WINCHESTER COUNCIL BAND D
- EPC RATING C FREEHOLD
- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- LOUNGE/DINING ROOM
- MODERN KITCHEN
- ENSUITE TO MASTER BEDROOM
- WELL MAINTAINED REAR GARDEN
- GARAGE & PARKING





WHITE & GUARD



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INSIDE

A double glazed front door opens into a lovely entrance hall, which really sets the tone for this exceptionally well maintained home. Showcasing attractive half panelled walls and herringbone patterned flooring, internal doors lead to the principal accommodation and stairs lead to the first floor with a storage cupboard under. The ground floor cloakroom has a WC, wash hand basin and radiator to one wall. The principal living space is a large open plan lounge dining room which currently provides a dedicated dining area to the front aspect and benefits from having fitted shutters to the front window, while the living area can be found to the rear of the room, a feature electric fire with surround provides a nice focal point which is complimented by a bespoke fitted TV unit, storage and shelving to one side of the chimney stack. Timber framed glazed double doors open into the garden room which has double glazed windows and door and a tiled roof offering a lovely space to enjoy all year round, overlooking the well-presented garden. The re-fitted kitchen comprises a range of wall and base level work units with complimentary work surfaces over, which incorporate an inset ceramic sink and drainer, induction hob with cooker hood over and a double electric oven. Further integrated appliances include a fridge freezer, dishwasher and space and plumbing for a washing machine. The kitchen is laid to tiled flooring, has spot lighting and a double glazed window overlooks the garden.

The first floor landing has loft access and a fitted airing cupboard. The master bedroom set at the rear of the house, has a feature half panelled wall, a good range of fitted wardrobes and a door leads into the re-fitted ensuite shower room. The en-suite itself has an enclosed mains shower cubicle with rainfall shower head, WC, wash hand basin and heated towel rail. The second bedroom is also a good size double room which allows space for freestanding bedroom furniture, where as bedroom three is a well-proportioned single room. The modern family bathroom suite offers a panel enclosed bath with wall mounted shower over and fitted glass shower screen, a WC, surface mounted wash hand basin with storage cupboards under and a heated towel rail.

OUTSIDE

The well presented and landscaped rear garden enjoys a decking terrace positioned off the back of the property which steps down to a well maintained lawn with plant and shrub borders, a further seating area can be found at the rear of the garden laid to stone chippings. There is also a garden shed, a gate providing pedestrian access to the off road parking with a EV charging point and a door leads into the garage. The brick built garage is accessed via an up and over door, has power and lighting and has further overhead storage within the roof pitch.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Gfast Fibre Broadband 330-330 Mbps download speed 32 - 50 Mbps upload speed. This is based on information provided by Openreach.

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.

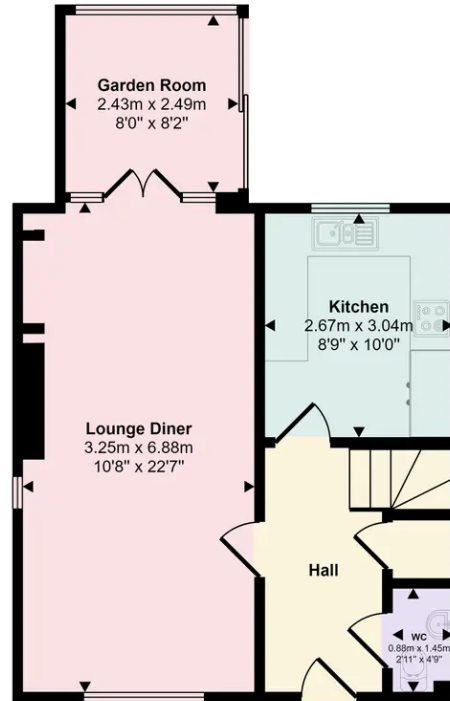


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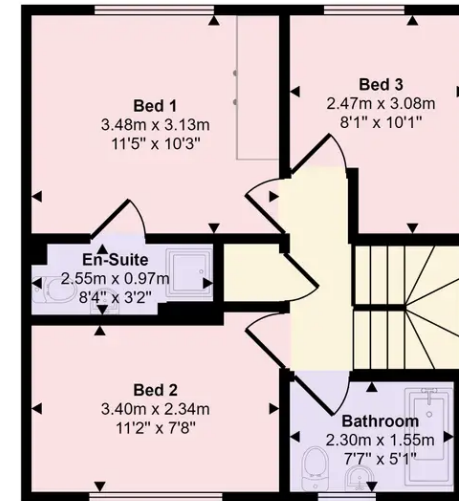
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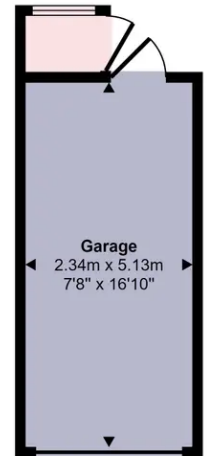
Approx Gross Internal Area
101 sq m / 1088 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft



First Floor
Approx 41 sq m / 439 sq ft



Garage
Approx 13 sq m / 140 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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