



15 Bosworth Gardens, Bishops Waltham - SO32 1QQ

In Excess of £425,000

WHITE & GUARD

15 Bosworth Gardens

Bishops Waltham, Southampton

INTRODUCTION

Set within a quiet location providing access and views across playing fields is this modern three bedroom semi-detached home within walking distance to Bishops Waltham. Constructed in 2021 and benefitting from a further 7 years new homes warranty, the property showcases a driveway and garage, open plan kitchen dining living room and ground floor WC. Across the first floor are three well-proportioned bedrooms with an ensuite and separate family bathroom. Externally the house enjoys a private and low maintenance rear garden.

LOCATION

The property is just a short distance from Bishops Waltham's centre which offers a broad range of local shops, boutiques, restaurants and amenities; including a post office, several pubs, a doctor's surgery and regular bus services. There are also many beautiful walks and bridle paths close by. 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 also within easy reach.

- WINCHESTER COUNCIL BAND C
- EPC RATING B
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- WALKING DISTANCE TO THE VILLAGE
- BUILT IN 2021 WITH A REMAINING 7 YEARS NEW HOME WARRANTY
- OPENING PLAN LIVING /DINER/ KITCHEN
- ENSUITE TO MASTER BEDROOM
- GARAGE AND DRIVEWAY
- LOW MAINTENANCE REAR GARDEN



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INSIDE

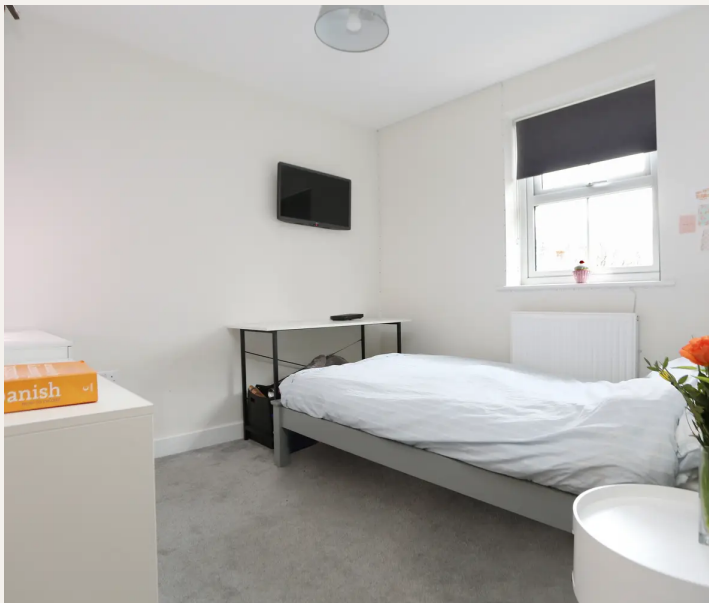
A front door opens into a well presented entrance hall which has been laid to wood effect flooring, has a radiator to one wall, a useful fitted storage cupboard and stairs lead to the first floor. An internal oak door opens into the impressive kitchen, dining living area which offers a feature bay window to the front aspect and accommodates space for a dining table and chairs. The kitchen itself comprises a range of modern wall and base units with contrasting wood effect work surfaces which incorporate an inset AEG gas hob and electric oven and grill. A central island provides a fitted stainless steel sink and drainer and further integrated appliances include an integral fridge freezer and Zanussi dishwasher. The living area can be found at the rear of the room and benefits from double glazed French doors which open onto the rear garden. In addition to this there is ground floor cloakroom as well as a utility cupboard which provides space and plumbing for a washing machine and tumble dryer.

The first floor landing provides access to the principal accommodation and also the loft space. The master bedroom set at the rear of the house offers two double glazed windows which overlook the garden and playing fields, the room occupies a queen size bed and has a range of fitted storage cupboards. The well-presented en-suite shower room comprises an enclosed mains shower, wall mounted wash hand basin, WC and heated towel rail. Bedroom two, also a double room is set at the front of the house and allows space for freestanding bedroom furniture. Bedroom three currently in use as a study also acts a good size single room. The family bathroom suite has a panel enclosed bath with shower attachment, WC, wash hand basin and heated towel rail.

OUTSIDE

Externally a dropped kerb leads to the driveway and in turn a garage with power and lighting and can be accessed via an up and over door. A well-kept and landscaped front garden is partly laid to lawn has an attractive range of shrubs and plants, a path leads to the both the front door and a wooden gate which provides side pedestrian access. A low maintenance rear garden provides pedestrian access to the garage and a patio seating terrace and which extends to artificial lawn and has plant borders to the rear.

The property further benefits from having solar panels and also offers electric car charging.



Agents Note: Please note our sellers have advised there is an estate charge of approximately £189.14 which is payable every six months.

SERVICES:

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

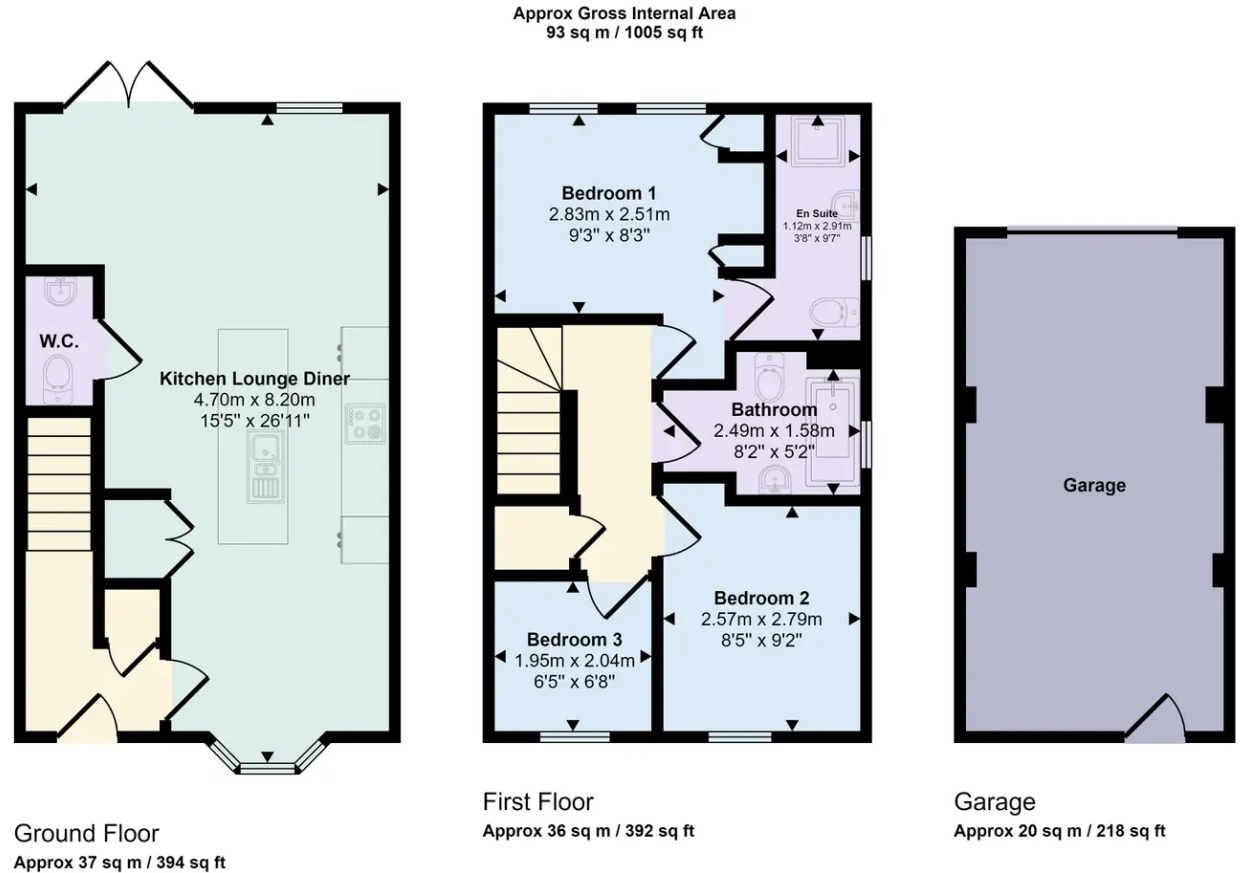
Broadband ; Ultrafast Full Fibre Broadband Up to 1000 Mbps download speed Up to 220 Mbps upload speed. This is based on information provided by Openreach.

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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.



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.