



Allerton The Hangers, Bishops Waltham - SO32 1FZ
£800,000

WHITE & GUARD

Allerton The Hangers

Bishops Waltham, Southampton

INTRODUCTION

Located within the Southdowns National Park and positioned on a glorious 1.2 acre plot offering incredible views across rolling countryside is this outstanding three bedroom family home. Presented in lovely condition throughout the property offers three attractive reception rooms, a fitted kitchen, ground floor WC and boiler room. Across the first floor are three double bedrooms with two bathrooms. Externally the property offers an incredible amount of space and includes a vast amount of off road parking, an indoor swimming pool and wonderful lawned gardens.

LOCATION

The beautiful market town of Bishops Waltham offers a selection of shops and amenities and is surrounded by the South Downs that provides a number of lovely walks. The village is also within half of hour of the Cathedral City of Winchester and Southampton Airport. All main motorway access routes and also within easy reach for journeys to Portsmouth, Southampton, Chichester, Guildford and London. Botley railway station also benefits from being 10 minutes away which is also a mainline station.

- WINCHESTER COUNCIL BAND F
- EPC RATING C FREEHOLD
- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- SET ON 1.2 ACRE PLOT
- THREE RECEPTION ROOMS
- INDOOR SWIMMING POOL
- PARKING FOR NUMEROUS VEHICLES AND EV CHARGING POINT
- SOLAR PANELS
- NO FORWARD CHAIN



WHITE & GUARD



WH



INSIDE

Originally constructed in circa 1920 this beautiful home is approached by an expansive driveway laid to shingle with a lawned area to one side and leads to a detached double garage. A sizable entrance porch leads to the front door which in turn opens into the hallway which has stairs leading to the first floor and internal doors open to the lounge and dining room. The lounge itself is a lovely dual aspect room with an inset double glazed door to the front aspect, fitted log burning re with oak mantel over and slate tiled hearth. A dining room also showcasing a feature log burning re has been laid to wood effect flooring, offers an understairs storage cupboard and a door way leads to the fitted kitchen, which comprises a range of matching wall and base level work units with fitted work surfaces over which incorporate an inset sink and drainer, provides space for a range cooker as well as space and plumbing for a dishwasher. An adjacent boiler room houses a water tank which holds water that is extracted directly from the private water source. The third reception room, found at the rear of the property offers flexible use as a study, guest bedroom or playroom and benefits from having a WC with wash hand basin.

A spacious first floor landing leads to the principal accommodation. Upon entry to the master bedroom you are greeted by a large bay window which provides elevated views across serene countryside, the room itself is a substantial double room and provides ample space for freestanding bedroom furniture. Bedrooms two and three are also both well proportioned double rooms with bedroom two benefitting from a fitted wardrobe. Servicing the bedrooms are a very well presented shower room and separate bathroom. The re-fitted bathroom suite (formally bedroom four) comprises a freestanding roll top bath, wash hand basin, WC, heated towel rail and feature half panelled walls. The fully tiled shower room showcases a walk in shower cubicle, WC, pedestal wash hand basin, heated towel rail and bidet.



OUTSIDE

Externally the property provides a wonderful array of outside space, from the driveway a low level fence and five bar wooden gate lead into the rear garden. The garden is predominately laid to a well maintained lawn with recently installed pathway which leads down to the very rear of the boundary where a patio seating terrace can be found which presents an incredible rural outlook across acres of fields, woodland and farmland. A substantial outbuilding houses an indoor swimming pool and sauna (which is currently not operational) that would also offer further development potential subject to necessary planning consents. There is also the additional benefit of a EV charging point too.

Services: Oil red central heating system, mains electric, private water supply, private drainage system.

Broadband ; Vendor currently has an external ariel (ultra high gain antenna mesh network) which supplies broadband and the current download speed is 56.7 mbps and 26.4 mbps upload.

NB The current vendor has all relevant paperwork for pre application planning for the following proposal: Alterations and extensions to existing property, including ancillary annex accommodation and a replacement detached garage with habitable space (home office) within the roof.



T: 01489 893946
 Brook House, Brook Street, Bishops Waltham,
 Soutahampton, Hampshire, SO32 1AX
 E: bishopswaltham@whiteandguard.com
 W: whiteandguard.com

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.