



1 Meadowview Church Road, Shedfield - SO32 2HY

In Excess of £725,000

WHITE & GUARD

# 1 Meadowview Church Road

Shedfield, Southampton

## INTRODUCTION

Encompassed by wrap around gardens and set on a generous plot extending to circa 0.25 of an acre is this impeccably maintained four bedroom detached home, available with no forward chain. Affording views across St. Johns Church and the surrounding grounds, this well-proportioned property offers excellent living accommodation which includes a dual aspect lounge, dining room, study, kitchen breakfast room and conservatory. Across the first floor are four bedrooms, with an ensuite and separate family bathroom. Externally the property has beautiful landscaped gardens laid to lawn, enclosed by mature shrubs, trees, further to this it offers a summer house, block paved driveway for multiple vehicles, garage and a car port.

## LOCATION

Shedfield is ideally situated between the pretty market towns of Bishops Waltham and Wickham, both of which offer a broad range of shops and general amenities. The neighbouring village of Botley is also only minutes away, which has a mainline railway station and both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND F
- EPC RATING D FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- NO FORWARD CHAIN
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER BEDROOM
- LANDSCAPED GARDENS
- GARAGE AND CARPORT
- DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES



WHITE & GUARD



WH



## INSIDE

A front door provides access into a neutrally decorated, bright and airy entrance hall that has stairs leading to the first floor and internal doors open to the principal living accommodation. Off the hallway is a conveniently positioned ground floor cloakroom and an adjacent door gives internal access to the garage. The well-proportioned living room enjoys a triple aspect which provides views across the beautiful gardens, further to this it has a gas re with ornate surround and marble effect hearth and acts as a lovely focal point to the room. Further ground floor accommodation includes a dining room with bay window and double doors which open onto garden as well as a dedicated study which offers a great work from home space. The well maintained tted kitchen showcases a generous range of matching wall and base level work units with tted work surfaces over which incorporate an inset sink and drainer with water softener and waste disposal unit, an inset electric hob and electric oven and grill. Further integrated appliances include a dishwasher and fridge freezer. The kitchen seamlessly extends into the conservatory and gives a lovely open plan feel to this area of the house, offering a sizeable space the conservatory with a glazed pitched roof provides space for a dedicated dining table and chairs as well as a family / living area. Two sets of French doors to either side open to the outside space and the room enjoys views of wrap around gardens.

An impressive gallery style landing bene ts from a glazed Velux sky light to the front aspect, has easily accessible eaves storage, tted double cupboard and separate airing cupboard. The master bedroom is a good size double room which has double glazed windows to the front aspect and an impressive range of tted wardrobes. The adjoining ensuite shower room comprises a glass panel enclosed mains shower, WC and twin pedestal wash hand basin's. Bedroom two, also a good size double room bene ts from tted wardrobes and is set at the rear of the house. Bedroom three and four both have a tted cupboard. The family bathroom suite has a panel enclosed bath with mains shower over with bi-folding shower screen, pedestal wash hand basin and WC.



Externally the property is approached via private block paved road which can be found directly off Church Road. As you approach the property access to the garage can be gained via an up and over door, the garage provides power and lighting, houses a central heating boiler and provides space and plumbing for a washing machine. A ve bar wooden gate to the side of the house opens into an expansive block paved driveway which provides off road parking for multiple vehicles and extends to two car ports and a workshop. The sumptuous side and rear gardens are predominantly laid to lawn, are enclosed by an excellent range of well stocked mature shrub and plant borders and trees. A lovely summer house with both power and lighting can also be found in the garden. Agents Note: Solar panels provide hot water in part.

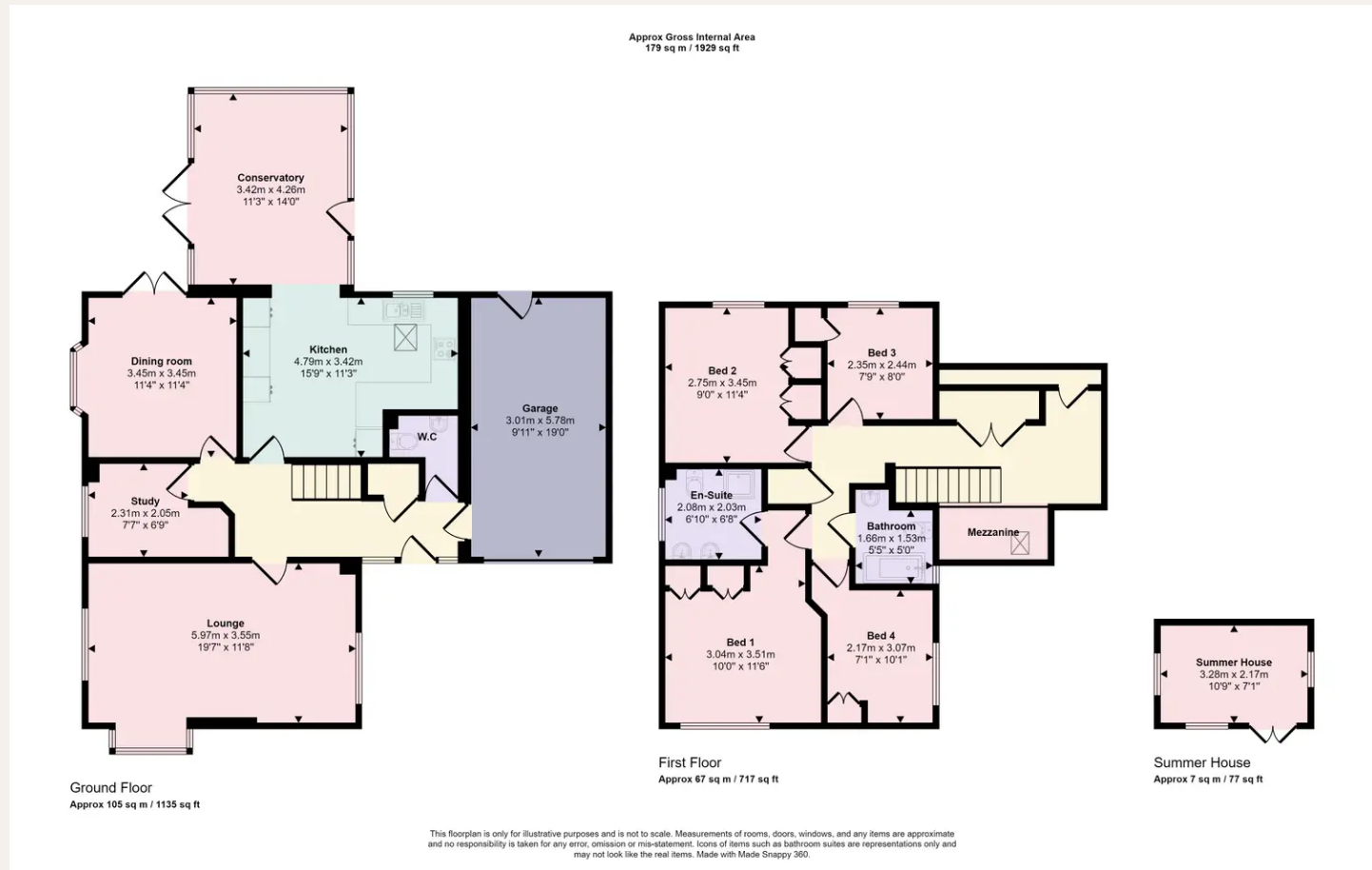
**SERVICES:**

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

Broadband; Superfast Fibre Broadband 49-75 Mbps download speed 12 20 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.



T: 01489 893946

Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com