



53 Bosworth Gardens, Bishops Waltham - SO32 1QQ

In Excess of £450,000

WHITE & GUARD

53 Bosworth Gardens

Bishops Waltham, Southampton

INTRODUCTION

The Watercrane was built by Bargate homes and forms part of this thoughtfully designed development that benefits from being only a short walk from Bishops Waltham pretty village centre. As well as being beautifully presented the house has also been finished to a high specification. The accommodation on the ground floor briefly comprises of an inviting entrance hall, cloakroom and well proportioned 18ft sitting room. There is then a spacious kitchen/dining room which is flooded with light and has French doors that lead through to the rear garden. On the first floor there are three bedrooms with ensuite to the master and beautifully appointed family bathroom. The property also comes with a lovely, enclosed garden, driveway and garage.

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 D
- EPC RATING B FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- 18FT SITTING ROOM
- SPACIOUS & MODERN KITCHEN / DINER
- ENSUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE





INSIDE

The house is approached by a pathway that leads to a double glazed front door which then leads directly through to the entrance hall. From the entrance hall there are stairs that lead to the first floor, a door to a modern cloakroom and further door to the sitting room. This room is a well-proportioned room which has windows to front and side along with internal blinds/shutters with the room also benefitting having TV and various power points. In many ways the heart of the house has to be the lovely kitchen/dining room which has a double glazed window to the front with internal blinds/ shutters, along with a set of French doors leading to the garden. The kitchen itself has been fitted with a matching range of wall and base units focused around a central island. There are then a range of appliances that include an electric oven with separate grill oven above, gas hob, dishwasher, fridge and freezer. At one end of the room there is a double width cupboard which has a fitted worktop with appliance space below.

On the first floor landing there is access to the loft with a door that then leads to the master bedroom which has internal blinds/shutters, wardrobes with a door that then leads through to a good size ensuite shower room. This room has double width shower cubicle, matching wash hand basin and low level WC, along with a heated towel rail and full complimentary tiling. Bedroom two, has a window to the front along with stylish internal blinds and is a double room, whilst bedroom three, is a lovely light room and enjoys views over the garden. Family bathroom has been fitted with a modern suite, panelled enclosed bath with shower over, wash hand basin and low level WC, along with a heated towel rail and the room is fully tiled.



OUTSIDE

The rear garden has a paved patio area leaving the rest of the garden mainly laid to lawn with a shed to one side. The property also has a driveway leading to the garage which has an up and over door.

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

SERVICES:

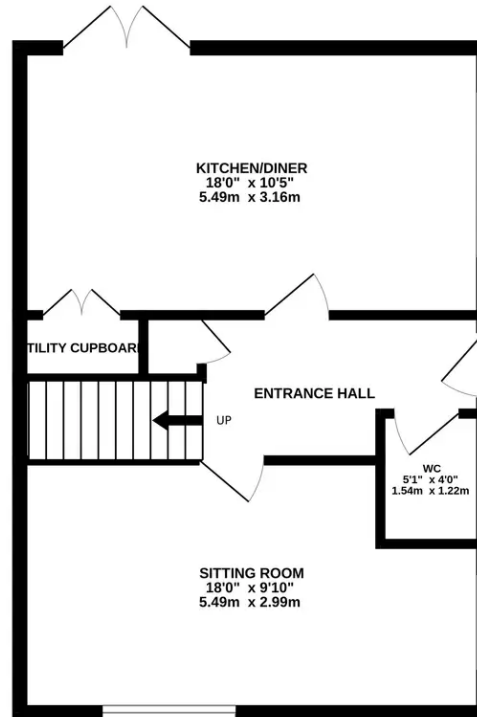
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Ultrafast Full Fibre Broadband Up to 1800 Mbps download speed Up to 120 Mbps upload speed. This is based on information provided by Openreach.

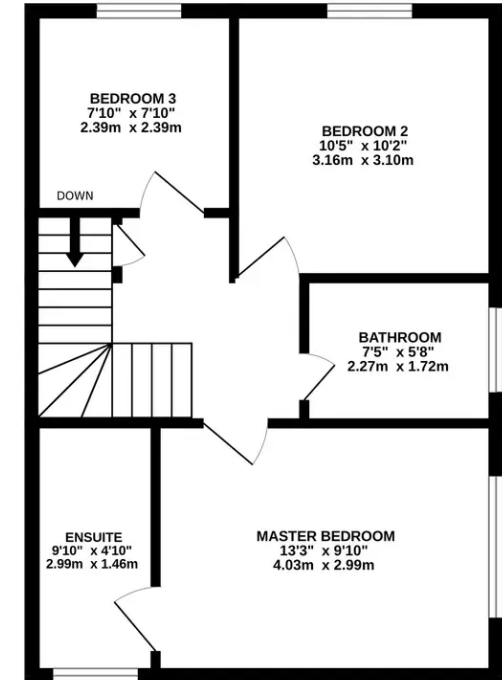
Disclaimer

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.

GROUND FLOOR



1ST FLOOR



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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