



Moorlands Hoe Road, Bishops Waltham - SO32 1DU

In Excess of £1,000,000

WHITE & GUARD

Moorlands Hoe Road

Bishops Waltham, Southampton

INTRODUCTION

The construction of this charming and prestigious character residence is believed to have begun in 1913. The property enjoys a prime location within walking distance of Bishops Waltham and is situated on a generous plot spanning approximately 0.4 acres. The ground floor features three reception rooms, an extended kitchen dining room, and a separate utility room. Upstairs, there are four spacious bedrooms, along with an en-suite and a family bathroom. Outside, the property offers beautiful gardens, a detached coach house, and ample driveway space.

LOCATION

The beautiful market town of Bishops Waltham offers a selection of shops and amenities and has local access to National Trails including the Wayfarers Walk and South Downs Way. 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
- CHARMING & UNIQUE CHARACTER HOME
- THREE RECEPTION ROOMS
- KITCHEN DINING ROOM
- FOUR SPACIOUS BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- BEAUTIFUL GARDENS
- DETACHED COACH HOUSE



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INSIDE

The entrance to Moorlands is accessed via a discreet and secluded driveway bordering the property. The imposing exterior of Moorlands is enhanced by a spacious frontage comprising parking for multiple vehicles, a front garden with lawn, and a detached coach house. A covered porch leads to the main entrance, leading into an enclosed vestibule granting access to a cloakroom. A welcoming entrance hall has a staircase and internal doors connecting to the main living areas. The two principal reception rooms are set at the rear of the house, the sitting room has a delightful bay window overlooking the rear garden and a feature open fire with surround and hearth and double doors open into a conservatory. The formal dining room also showcasing a bay window has a double aspect and feature fire place. A single storey extension was carried out by the sellers in early 2000's and now forms a spacious kitchen breakfast room with adjoining utility room and pantry. The kitchen itself comprises a good range of matching wall and base level units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, gas hob, and electric oven and grill. The purposeful utility room provides space for a fridge freezer, space and plumbing for a washing machine has fitted work surfaces over with an inset sink. There is a wall mounted central heating boiler and a door to the rear opens to the garden. A third reception room is located at the front of the house, is currently in use as an office but would also lend itself to being an excellent playroom or snug.

The first floor landing has a large double glazed window providing elevated views of the rear garden and has access to the loft space. The master bedroom is a well proportioned double room with a bay window to the rear, ornate feature fire place and allows space for freestanding bedroom furniture. The well presented en-suite has an enclosed mains shower cubicle, WC, wash hand basin and heated towel rail. Bedroom two has a fitted wardrobe and dresser unit to either side of the ornate fire place, whereas bedroom three allows ample space for freestanding bedroom furniture. The fourth bedroom has a good range of fitted wardrobes and is positioned at the front of the property. The adjacent family bathroom consists of a panel enclosed bath, with fitted wash basin and work surface, WC and heated towel rail.



OUTSIDE

Externally the front garden houses a detached two storey coach house which is close to 1200sqft. Currently offering excellent storage facilities the outbuilding would lend itself to conversion to separate living quarters or a home office (subject to necessary building regulations and consents). The coach house has power and lighting and provides a utility room with WC and a staircase leads to the first floor.

The sumptuous rear gardens offer a southerly aspect and have a patio terrace extending off the rear of the property. Steps and a paved ramp lead down to landscaped lawns and are surrounded by a range of mature shrub and flowering plant borders, fruit beds and a delightful flowering Cherry tree. There is an ornamental pond plus a big feature of the garden is a central wildlife pond which is has mature shrubs surrounding it and pebble beach. To the rear of the boundary mature trees provide a great degree of privacy.

SERVICES:

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

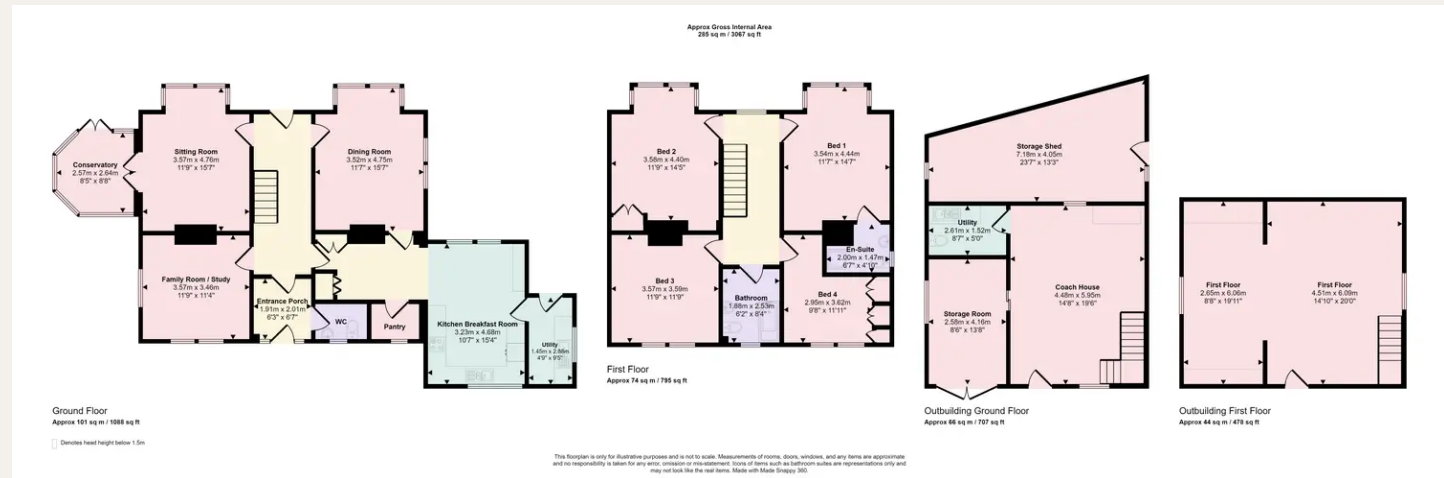
Broadband ; Superfast Fibre Broadband 34-52 Mbps download speed 5 - 8 Mbps upload speed. This is based on information provided by Openreach.

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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.