



10 Byron Close, Bishops Waltham - SO32 1RS

In Excess of £695,000

WHITE & GUARD

10 Byron Close

Bishops Waltham, Southampton

INTRODUCTION

An attractive and thoughtfully extended five bedroom family home set within this popular cul-de-sac. The house has a lovely light and airy feel throughout with the ground floor comprising of a spacious sitting room complete with open fire, 16 ft family/playroom, large kitchen/dining room, utility and cloakroom. On the first floor there are then four good size bedrooms, a shower room and family bathroom, whilst on the second floor there is a 22ft master bedroom which is ensuite. The house also comes with the additional benefit of lovely driveway to the front and mature, well cared for rear garden.

LOCATION

The property benefits from being within walking distance of Bishops Waltham which offers a broad range of local shops, boutiques, restaurants and amenities including a post office, two pubs, a doctor's surgery and regular bus services. There are also beautiful walking tracks and playing fields. 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 within easy reach.

- WINCHESTER COUNCIL BAND F
- EPC RATING C FREEHOLD
- EXTENDED FIVE BEDROOM FAMILY HOME
- SPACIOUS SITTING ROOM
- FAMILY ROOM/PLAY ROOM
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- WELL CARED FOR REAR GARDEN





INSIDE

The house is approached via the driveway that leads to the double glazed front door that takes you directly through to the entrance hall. From the hall, that has Oak effect flooring, there are stairs to the first floor, an understairs cupboard with a door that then leads through to the sitting room. This room, which is a lovely light room, has a window to the front, with the focal point of the room then being the open fireplace to one side, a set of French doors at one end of the room lead out onto the rear patio. The heart of the house in some ways, then to be the large kitchen/dining room, that is a dual aspect room with the kitchen having been fitted with a matching range of stylish wall and base units along with Oak worktops and breakfast bar. There are then a range of appliances that include a double range style cooker and further appliance space. A door to one side then leads through a good size utility room that is also fitted with a range of units with an Oak worktop, along with various appliance space. The family/playroom (formerly the garage) has a window overlooking the front of the house and fitted cupboards to one wall.

On the first floor landing there is a staircase to the second floor with doors that then lead through to 4 of the bedrooms, shower room and family bathroom. Bedroom two is a beautiful 17ft room which is dual-aspect and has two fitted cupboards. Bedroom three, is also a double room and overlooks the front of the property, whilst bedroom four, again a double room enjoys views over the garden and is used as both a guest bedroom and office. Bedroom five also overlooks the rear garden and has fitted wardrobes along one wall. The family bathroom has been fitted with a panel enclosed bath, floating wash hand basin and low-level WC, has a heated towel rail and is fully tiled. Whilst a separate shower room, with shower cubicle, wash hand basin and WC then completes the first floor. The master bedroom, which is on the second floor is again a lovely bright room, with windows to the front, rear and side, eaves storage space and a door at one end that leads through to a modern ensuite. This room has a double width shower cubicle, floating wash hand basin and matching WC, with the room also being fully tiled.



OUTSIDE

Externally, the front garden is laid to lawn with planted hedge and shrub borders with driveway to the side. To the rear of the property there is a recently laid patio, spanning the width of the house, leaving the rest of the garden mainly laid to lawn along with well stocked borders that have been planted with a variety of flower, tree and shrubs.

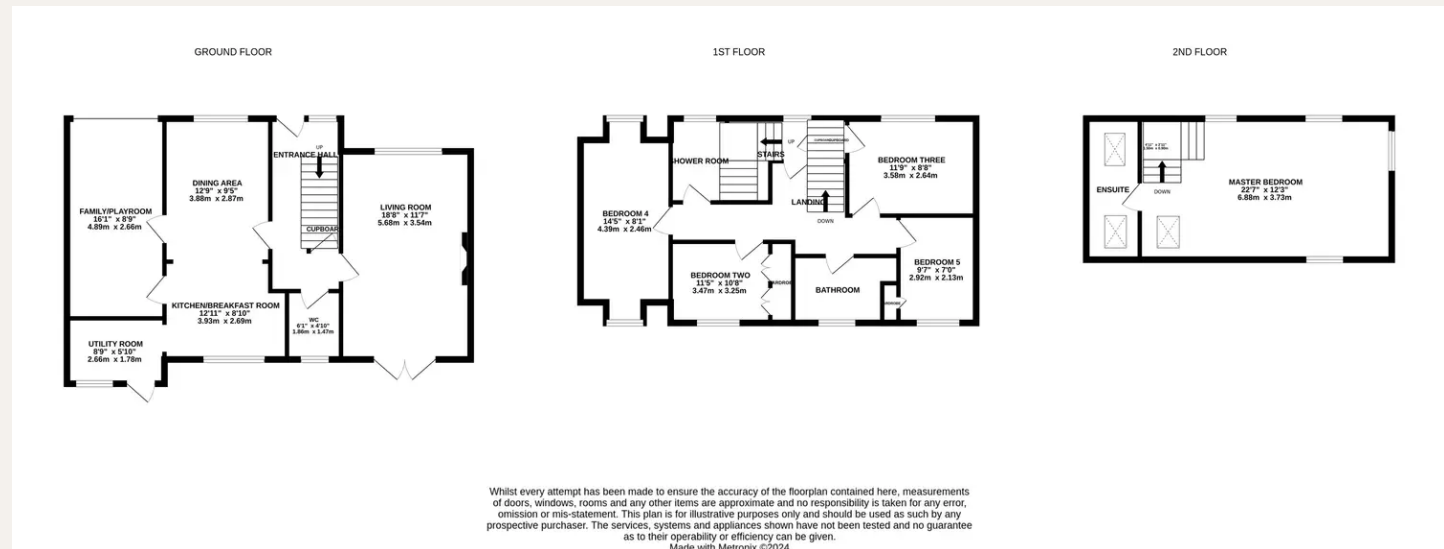
SERVICES:

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 60-80 Mbps download speed
19 - 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.



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