



WHITE & GUARD

Easter Cottage Upper Basingwell Street, Bishops Waltham - SO32 1AJ
£350,000

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Easter Cottage Upper Basingwell Street

Bishops Waltham, Southampton

INTRODUCTION

Set within the heart of Bishops Waltham, this historic cottage dates back to circa 1575. Exuding character, this charming property offers a well-proportioned living room with beamed ceiling and walls and delightful focal point to the room is the exposed brick chimney with an inset log burning fire. An upgraded kitchen with granite work surfaces can be found to the rear of the property, whilst an inner hall provides access to a shower room. The first floor hosts two double bedrooms and a ladder leads to a loft room. The pretty courtyard garden is laid to paving and benefits from views of the stained glass windows from the adjoining Bishops Waltham United Church.

LOCATION

The property benefits from being in Bishop Waltham's vibrant village centre which offers a broad range of shops and local amenities including shops, post office, pubs, a doctor's surgery and regular bus services. 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. This historic market town is set against a backdrop of beautiful Hampshire countryside and offers the convenience of superb transport links.

- WINCHESTER BAND D
- FREEHOLD EPC D
- TWO BEDROOM CHARACTER HOME
- SET IN THE HEART OF BISHOPS WALTHAM
- COURT YARD GARDEN



WHITE & GUARD





INSIDE

A refitted composite front door opens directly into the principal living space, the room showcases an attractive exposed brick open fireplace with wood burning fire and has a feature beamed ceiling. The room is laid to solid oak flooring, has fitted cupboards to either side of the chimney and an open stair case leads to the first floor. An inner hall laid to travertine tiled flooring has a door to one side opening to the courtyard garden and also leads to a shower room and kitchen. The fitted kitchen comprises a range of base and wall level units with fitted quartz countertops which allow for an inset butler sink and space for a cooker with extractor hood over. There is a wall mounted central heating boiler to one wall, space for a fridge freezer and space and under counter space and plumbing for a fridge freezer. The shower room comprises an enclosed mains shower cubicle, WC, wash hand basin and heated towel rail.

The first floor landing has an airing cupboard and a fitted steel ladder which leads to the loft room. The master bedroom set at the front of the house is a well proportioned double room benefitting from exposed beams and fitted storage cupboards. Bedroom two, again a good size room has two windows to the rear elevation and exposed beams. On second floor there is a carpeted loft room with Velux window to the rear aspect.

OUTSIDE

Externally the property has an attractive fully enclosed courtyard garden laid to patio with a range of mature shrubs and plants.



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; Gfast Fibre Broadband 119-214 Mbps download speed 9 - 30 Mbps upload speed. This is based on information provided by Openreach.

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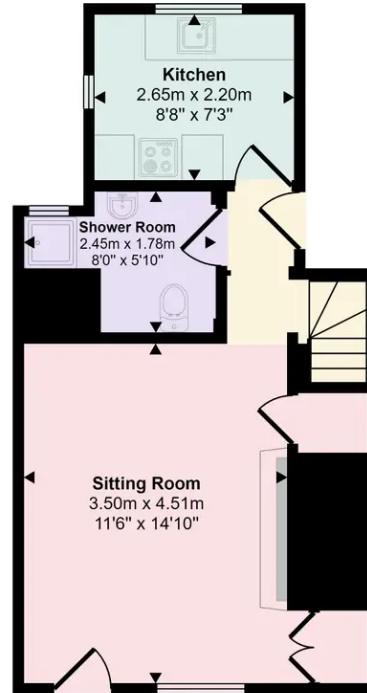
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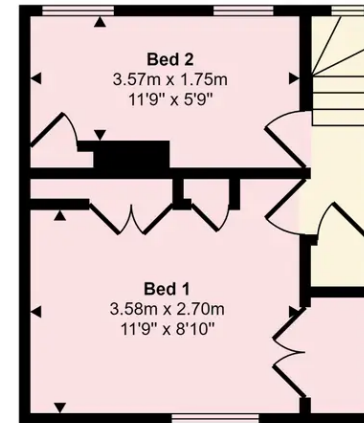
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



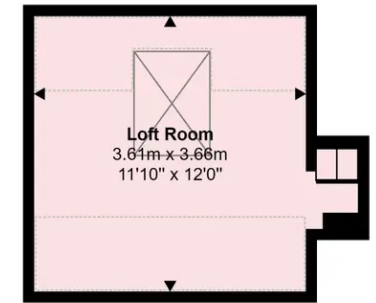
Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 35 sq m / 375 sq ft



First Floor
Approx 24 sq m / 259 sq ft



Loft Room
Approx 14 sq m / 150 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.