



11 Middlebrook, Bishops Waltham - SO32 1AW

In Excess of £495,000

WHITE & GUARD

11 Middlebrook

Bishops Waltham, Southampton

INTRODUCTION

Set within the very heart of the village, this beautifully presented and deceptively spacious 4 bedroom family home combines both open-plan living on the ground floor with an overall feel of space in terms of the accommodation that it offers. The house has been completely updated and stylishly modernised by the current owners and comes with a pretty enclosed rear garden and outside office. On the ground floor there is spacious sitting room that opens out into a dining area, both enjoying views over the garden, followed by the dining area then opening out into the modern kitchen/breakfast room. A beautifully tiled modern cloakroom, playroom/TV room and utility then complete the downstairs. On the first floor there are then 4 bedrooms, three of which are double rooms, a dressing room and ensuite to the master, along with a modern family bathroom. A truly wonderful family home that is certainly expected to generate a healthy level of interest, therefore an early viewing is undoubtedly a must.

LOCATION

The historic market town of Bishop's Waltham is set in beautiful Hampshire countryside. A recent Village of the Year winner, its local community is vibrant and varied. The property is a couple of minutes' walk from the thriving High Street, which offers shops and services. Comprehensive local amenities include infant and junior schools, swimming pool, churches, pubs, doctor's surgery; Swanmore College is 4k away. Neighbouring Botley has a mainline railway station with Winchester, Southampton and Portsmouth all close as commutes. Main M3 and M27 access routes are within easy reach.

- WINCHESTER COUNCIL BAND C
- EPC RATING C FREEHOLD





INSIDE

The house is approached via the driveway that then leads to the double-glazed front door which takes you through to the inviting entrance hall. From the hallway stairs lead to the first floor and doors then lead through to a modern cloakroom, the kitchen and sitting room.

The kitchen has been fitted with a matching range of light grey wall and base units with Oak worktops that also include a fitted breakfast bar to one side. There are then a range of built in appliances including an electric oven with separate grill oven above, gas hob with extractor over, full height fridge and freezer and dishwasher. The room also has a butler sink unit complimentary tiling and spotlights and then opens up into the dining area that has French doors through to the garden and medium Oak effect flooring that continues through into the sitting room. This room has both French doors through to the garden as well as a window to the rear, with the main focal point of the room is the Oak mantle with sunken recess for a TV above. To the side of the chimney breast there is also then a range of stylish fitted cupboards with shelving above. A door at one end then leads through to a room currently used as a playroom/TV room that has spotlights, medium Oak effect flooring and a door at one end then leads through to a useful utility room which has a fitted Oak worktop with various appliance space below.

The first floor there is access to the loft an airing cupboard with two staircases that lead to all bedrooms. The master bedroom has a window to the rear overlooking the garden, spotlights and doors that lead through to both a dressing room with fitted hanging space and drawers and beautiful ensuite. The ensuite has a double width shower cubicle, floating wash hand basin and low-level WC and heated towel rail. The room is also fully tiled and has spotlights. Bedroom two also overlooks the garden and is a double room, whilst bedrooms three and four overlook the front of the property, bedroom four is also currently used as a home office. The family bathroom has a panelled bath with shower over, wash hand basin and matching WC, has a heated towel rail is fully tiled and has spotlights.



OUTSIDE

There is a landscape garden to the rear that has both paved and decked patio areas with a pergola to one side and raised borders that have been selectively planted. To one side of the garden there is a detached room the owners use as an additional office, which has full power and light.

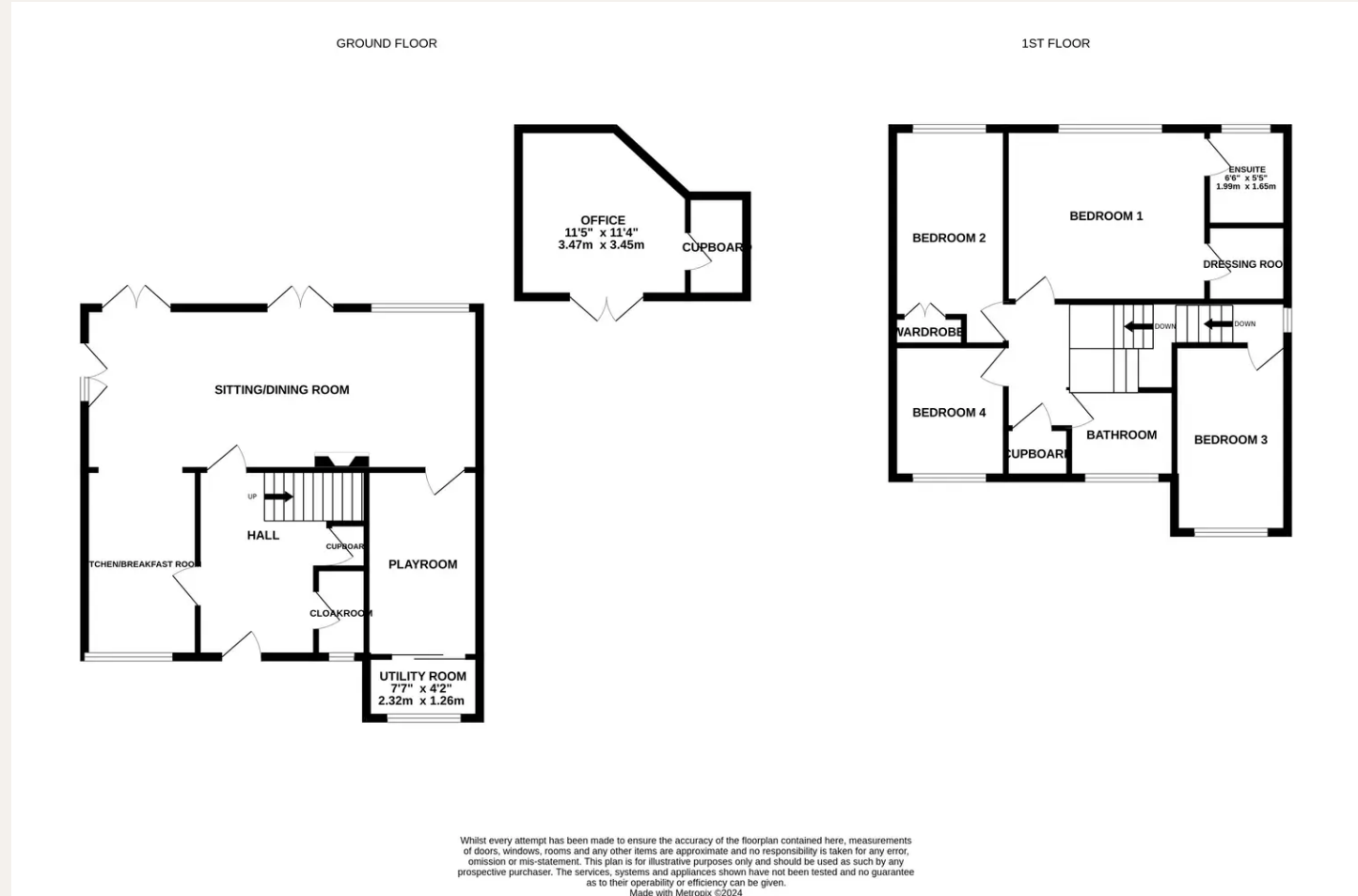
SERVICES:

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 72-80 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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