



2 Valentine Villas Pondside Lane, Bishops Waltham - SO32 1BB

In Excess of £465,000

WHITE & GUARD

2 Valentine Villas Pondside Lane

Bishops Waltham, Southampton

A beautiful family home that combines both character and modern living, set towards the end of a quiet no through lane, yet with only a short walk from the village centre. With a lovely light and airy feel throughout, driveway and an attractive garden, this pretty semi detached property comes with a sitting room, complete with woodburning stove, family room, spacious kitchen diner, separate utility, three well proportioned bedrooms and large modern bathroom. The house then has a driveway to the front as well as a lovely sunny garden with both shingled and paved patio areas which then completes everything that this great family home has to offer and therefore an early viewing is certainly a must.

LOCATION

The property benefits from being within only a short walk from the village centre, it's popular range of shops, pubs and eateries with the village also being within easy reach of the market town of Wickham and Botley, which also has a mainline railway station. As well as the village also being on the edge of the South Downs National Park, that offers many lovely walks and has a network of bridleways, the village is also ideally situated for access to all main motorway links enabling direct routes to Winchester, Southampton, Portsmouth, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- FREEHOLD
- THREE BEDROOM CHARACTER SEMI DETACHED HOME
- SPACIOUS KITCHEN DINER
- FAMILY ROOM
- GOOD SIZE REAR GARDEN
- DRIVEWAY AND PARKNG





INSIDE

The property is approached via a pathway leading the front door which opens through to the entrance hall where there is oak flooring. A door to one side of the hallway leads through to a useful utility room which has a double glazed window to the front, plumbing space for a washing machine, tumble dryer and fridge/freezer as well as hanging space for cloaks. A further door from the end of the entrance hall then leads directly through to the heart of the house, the beautiful kitchen/diner which has two double glazed windows to the front with the kitchen itself being fitted with a matching range of grey base units with both cupboards and drawers. There are beech worktops, space for a double width cooker, Butler sink unit and a built-in dishwasher. The room also benefits from stripped floorboards and a door to one side leads through to an under stairs cupboard. The sitting room, which is a well-proportioned, light and airy room has an attractive open fireplace with pine surround and slate hearth with fitted shelving to the side. An opening to one side leads directly through to a well-proportioned double glazed conservatory which has a solid roof and tiled flooring with a set of French doors to the side leading out onto the patio area.

On the first floor there is access to the loft and a door leading through to the master bedroom which overlooks the rear garden, has a cast iron fireplace to one wall, TV and various power points. Bedroom two, also a good-sized double room, overlooks the front of the property and has a cast iron fireplace to one wall. Whilst bedroom three also overlooks the front of the property and has a recess to one side of the room providing wardrobe space.



OUTSIDE

To the front of the house a dropped kerb provides vehicular access to a block paved driveway which in turn leads to a covered car port (accessed by a five bar wooden gate) and a detached garage. The brick built garage has an up and over door, power and lighting, a double glazed window and door. The rear garden has been laid to patio and lawn, is well set with a range of mature shrubs and trees.

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 86-172 Mbps download speed 6 - 23 Mbps upload speed. This is based on information provided by Openreach.

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