



6 Margaret Cottages Beeches Hill, Bishops Waltham - SO32 1FE

In Excess of £680,000

WHITE & GUARD

# 6 Margaret Cottages Beeches Hill

Bishops Waltham, Southampton

## INTRODUCTION

A wonderful family home combining character alongside panoramic views across the surrounding countryside. The property is set towards the end of a quiet track and has the additional benefit of a driveway, good size, mature garden with workshop and has further scope to extend, subject to the relevant consent. Internally the house has a lovely bright sitting room, dining room, kitchen/breakfast room, utility and shower room on the ground floor, with two double bedrooms and modern bathroom on the first floor, with stairs that then lead to the second floor and an additional double room. To fully appreciate this super location as well as everything the property has to offer, an early viewing is certainly a must.

## LOCATION

Bishops Waltham's vibrant village centre offers a broad range of 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 COUNCIL BAND D
- EPC D
- FREEHOLD
- THREE BEDROOM CHARACTER HOME
- SET IN A QUIET COUNTRYSIDE LOCATION
- SCOPE FOR FURTHER DEVELOPMENT, SUBJECT TO PLANNING
- TWO RECEPTION ROOMS
- SHOWER ROOM & FAMILY BATHROOM
- GOOD SIZE REAR GARDEN WITH WORKSHOP
- DRIVEWAY PROVIDING OFF ROAD PARKING





## INSIDE

The house is approached via a pathway that leads to a double glazed front door that leads you directly through to the kitchen breakfast room. This room has been fitted with a bespoke matching range of well designed Oak wall and base units with cupboards and drawers under and granite worktops. There is a Butler sink unit, built in electric oven and gas hob with extractor over and fridge, with the room then benefitting from lovely ceramic tiled flooring along with complimentary tiling. The room also has a window to the side as well as a door to one end that then leads through to a good size utility room. This room has a fitted worktop, plumbing and space for a washing machine and further appliance space, with the room also having a double glazed window overlooking the rear garden and a door to the side that leads out onto the driveway. A further door to one side of the utility leads through to a modern downstairs shower room, complete with shower cubicle, wash hand basin and WC. The sitting room, a lovely bright room, has a window to the front with the main focal point of the room being the original cast iron fire place with patterned tiling and inset electric wood burning style Stove, with room also having laminate flooring. The dining room, again a well proportioned room, also has laminate flooring a fitted cupboard to one side as well as a window that overlooks the side of the house.

On the first floor landing a door then leads through to the master bedroom, which has a window to the front enjoying lovely views, an original cast iron fireplace to one side of the room, a fitted wardrobe and light wood effect flooring. Bedroom two overlooks the rear garden and is also a double room, as is bedroom three, which is on the second floor and has two velux windows and access to eaves storage space to both sides of the room.



## OUTSIDE

To the front of the property the garden is laid to lawn with a good size brick block paved driveway to the side. There is then a detached workshop to the side of the driveway with the main garden having two patio areas, being mainly lawned in addition to raised borders that have been well stocked with a variety of flower and shrubs. There is also a shed to one corner of the patio that provides useful storage.

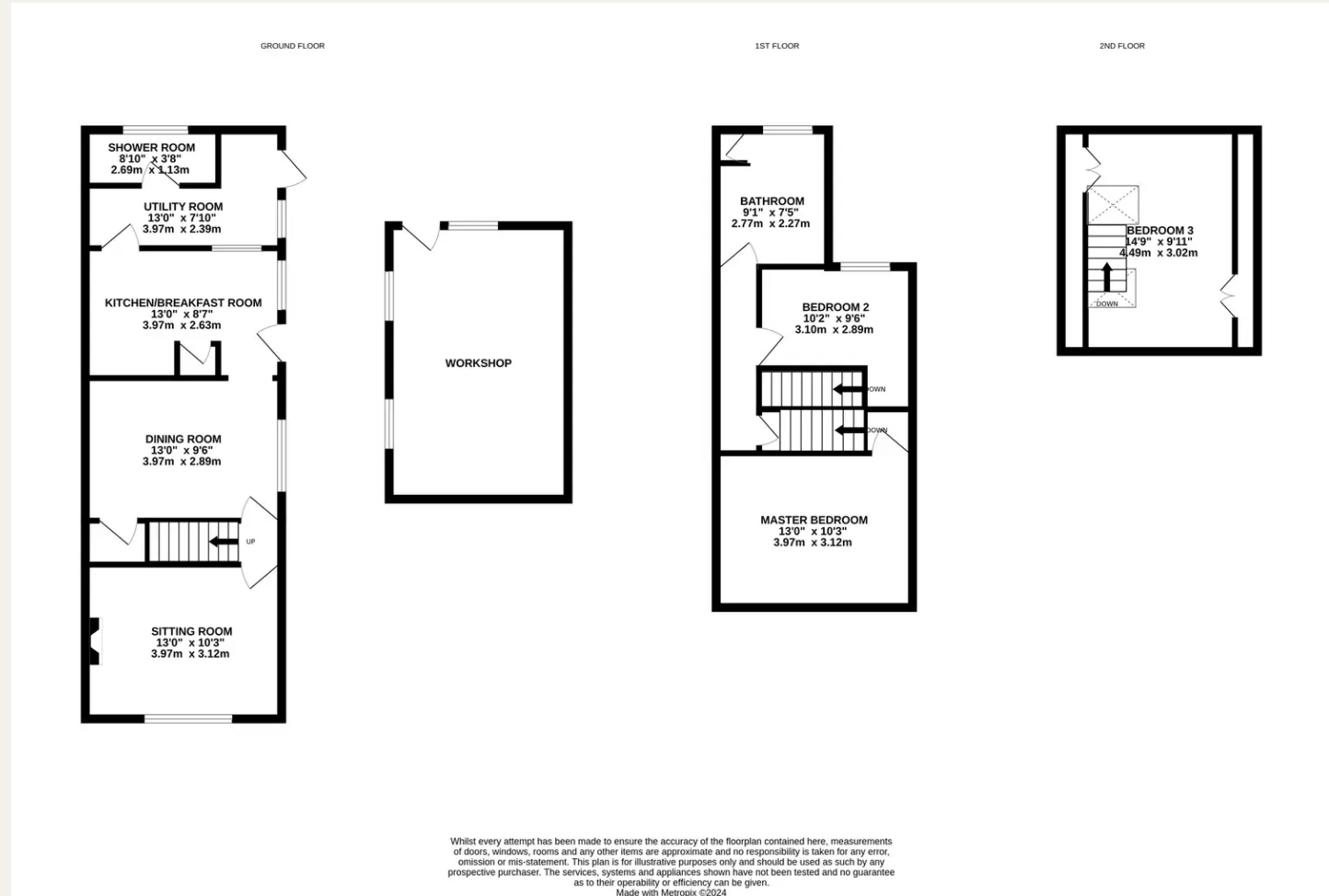
## SERVICES:

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

Broadband: Standard Broadband Up to 24 Mbps download speed Up to 1 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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