



50 Claylands Road, Bishops Waltham - SO32 1BH

In Excess of £300,000

WHITE & GUARD

50 Claylands Road

Bishops Waltham, Southampton

INTRODUCTION

A beautifully presented family home within walking distance of the village centre. As well as being ideally situated, the property comes with a spacious, light and airy sitting/dining room, kitchen, utility and cloakroom on the ground floor. Whilst on the second floor there are then three well proportioned bedrooms and modern bathroom. The rear garden has also been completely landscaped to include two patio areas, making the most of the all day sun and to fully appreciate everything that this lovely family home has to offer, an early viewing is certainly a must.

LOCATION

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. The property benefits from being within walking distance of Bishops 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.

- WINCHESTER COUNCIL BAND B
- EPC RATING C
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOUNGE DINER
- MODERN BATHROOM
- LANDSCAPE REAR GARDEN





INSIDE

The house is approached via a pathway that leads up to the double glazed front door that leads directly through to the entrance porch that has a window to the side, stylish ceramic tiled flooring, hanging space for cloaks, with a further door that then leads through to the sitting room. A lovely bright room the sitting/dining room has double glazed window to both front and side, TV and various power points, a door through to an inner hallway, with a further doorway that leads into the kitchen. The kitchen itself has a double glazed window that enjoys views over the rear garden and is fitted with a matching range of wall and base units. There is an electric oven with extractor over, plumbing and space for dishwasher, as well as further appliance space. The room also has wood effect flooring, spotlights and complimentary tiling. From the inner hallway there is a staircase leading to the first floor, understairs storage, a door through to a modern cloakroom, with further door that leads through to the utility room. The utility room has a window to the rear, fitted worktop, plumbing and space for a washing machine and further appliance space and door leading through to the garden.

On the first floor landing there is a double width airing cupboard, access to the loft and door that then leads through to the master bedroom which overlooks the front garden. Bedroom two, again a good size room, is a lovely bright room, enjoys views over the rear garden and is also currently used as both a bedroom and office by the vendors. Bedroom three has a window to the front. The bathroom has been fitted with a modern suite comprising of a panelled bath with shower over, matching wash hand basin and low level WC along with a heated towel rail and the room is also fully tiled.



OUTSIDE

To the front of the house the garden is open plan and laid to lawn, whilst to the rear the garden has been fully landscaped to include two patio areas and a lawned area that has been laid to low maintenance astro turf.

SERVICES:

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

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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.



Approximate Area = 1005 sq ft / 93.4 sq m

For identification only - Not to scale

