



6 Abbots Road, Bishops Waltham - SO32 1RE

In Excess of £600,000

WHITE & GUARD

6 Abbots Road

Bishops Waltham, Southampton

INTRODUCTION

With wonderful views across adjacent paddocks and the adjoining countryside, this attractive double fronted four bedroom detached family home comes with a larger than average part walled rear garden, garage and driveway. Internally, the sitting room has two windows that overlooking the front, including a bay window, making the most of the lovely views. The heart of the house then being the spacious kitchen/dining room that opens out into the rear garden, with a modern cloakroom that completes the ground floor. On the first floor there are then 4 bedrooms, three of which are double rooms with a modern bathroom and ensuite to the master. The garden, which is an extremely good size, has two patio areas, including a recently laid raised seating area to one side and is also part walled. The property then has a driveway and detached garage. To fully appreciate everything this beautiful family home has to offer, in addition to its super location, an early viewing is certainly a must.

LOCATION

The property benefits from being within walking distance to 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. 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 E
- EPC RATING B
- FREEHOLD





INSIDE

Approached via a pathway a double glazed front door leads directly through to the inviting entrance hall from which the staircase leads to the first floor. There is then a modern cloakroom with a door to one side that takes you through to the 24ft sitting room. This room has two windows to the front, including one attractive bay window, making the most of the beautiful views to the front overlooking the adjacent paddocks. The heart of the house is then the spacious kitchen/dining room, which has windows both to the side and rear along with French doors that lead through to the rear garden. The kitchen itself is fitted with stylish high gloss wall and base units and has a range of appliances including an electric oven, separate grill oven, gas hob, dishwasher, fridge and freezer. A door from one end of the room then leads through to the utility room, again fitted with a range on units in addition to various appliance with a door that then leads through to the rear garden and garage.

On the first floor landing there is an airing cupboard, access to a good size loft space, with a door at one end then leading through to the master bedroom. This room has window to the front, fitted wardrobes and door through to a modern ensuite with fitted shower room wash hand basin, low level WC and heated towel rail. Bedroom two has a window to the rear, is a double room and enjoys views over paddocks, whilst bedroom three, again a double room overlooks the front of the house. Bedroom four, which is currently used as an office, is also a lovely bright room and has a window to the side. A modern family bathroom with bath and shower attached over, wash hand basin and low-level WC, heated towel and complimentary tiling then completes the first floor.

OUTSIDE

To the front of the house the garden is mainly lawned with planted borders with driveway to the side providing ample parking leading up to the detached garage that has an up and over door and full power and light along with eave storage space.

The rear garden has two patio areas, one of which is raised and is positioned to one corner of the garden, making the most of the day's sun. The garden itself is larger than average with a further private area, that has been laid to astro turf to the side/behind the garage.

Countryside views



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 ; Ultrafast Full Fibre Broadband Up to 1800 Mbps download speed Up to 120 Mbps upload speed. This is based on information provided by Openreach.

Management fee is £317.45 per year or £158.73 half yearly.

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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.

