



7 Ponside Terrace Ponside Lane, Bishops Waltham - SO32 1BB

In Excess of £475,000

WHITE & GUARD

7 Pondsides Terrace Pondsides Lane

Bishops Waltham, Southampton

INTRODUCTION

Positioned just a stone's throw away from Bishops Waltham Village is this detached chalet style house with a driveway and detached garage presented in immaculate condition throughout. Offering extended accommodation and a generous size garden, the property in brief comprises a lounge dining room, kitchen breakfast room, ground floor WC and an extended bedroom. Across the first floor are two well-proportioned double bedrooms and a family bathroom suite.

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 D
- FREEHOLD
- DETACHED CHALET STYLE THREE BEDROOM HOME
- IMMACULATE PRESENTED THROUGHOUT
- KITCHEN BREAKFAST ROOM
- LOUNGE DINING ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR THREE VEHICLES
- DETACHED GARAGE
- GOOD SIZE REAR GARDEN
- EPC RATING D





INSIDE

A double-glazed front door opens into the spacious and welcoming entrance hall which really sets the tone for this lovely home. Within the hallway, a conveniently located cloakroom provides a WC, wash hand basin and tiling to the principal areas. The main living space can be found at the front of the house in the form of a spacious lounge dining room, the light and airy room has a double-glazed window to the front elevation, a feature fire with surround and provides ample space for a dining table and chairs. The kitchen breakfast room benefits from an extension to the rear and now provides a large, fitted kitchen with a comprehensive range of wall and base level units with wood effect work surfaces over, that incorporate an inset stainless-steel sink and provides space for a cooker, also benefits with integrated fridge freezer, dishwasher and washing machine. An archway leads through the breakfast area and a double-glazed door to the rear opens to the rear garden. Completing the ground floor accommodation is a large double bedroom which measures 16ft and provides an abundance of space for wardrobes and further freestanding bedroom furniture.

The first-floor landing has a fitted airing cupboard and access to the loft space. The master bedroom set at the front of the house is a well-proportioned double room with a good range of fitted wardrobes, while bedroom two also a double room benefits from fitted wardrobes and space for freestanding furniture. Servicing both bedrooms is a very nicely presented bathroom suite, that has a fitted bath with mains shower over, an inset wash basin and WC with fitted work surfaces over and base cupboards under.

OUTSIDE

Enclosed by a low-level retaining brick wall to the front, the property has a good size driveway capable of accommodating approximately three vehicles with lawned garden to one side and hedging and fencing to the opposite side. The driveway leads to a brick built detached garage that can be accessed via an up and over door, has power and lighting, overhead storage within the roof pitch and a pedestrian door to the rear. The lovely rear garden is of an excellent size and showcases a large patio which extends across the back of the house and in turn leads to a well-maintained lawn with plant and shrub borders to one side. A lovely, double-glazed summer can be found to the rear providing the perfect place to enjoy a glass of wine and a good book!



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 Broadband Up to 76* Mbps download speed Up to 15* Mbps upload speed. This is based on information provided by Openreach.

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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.



Approx Gross Internal Area
126 sq m / 1351 sq ft



Ground Floor
Approx 69 sq m / 738 sq ft

First Floor
Approx 38 sq m / 408 sq ft

Garage
Approx 19 sq m / 205 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.