



10 Abbots Road, Bishops Waltham - SO32 1RE

In Excess of £700,000

WHITE & GUARD



# 10 Abbots Road

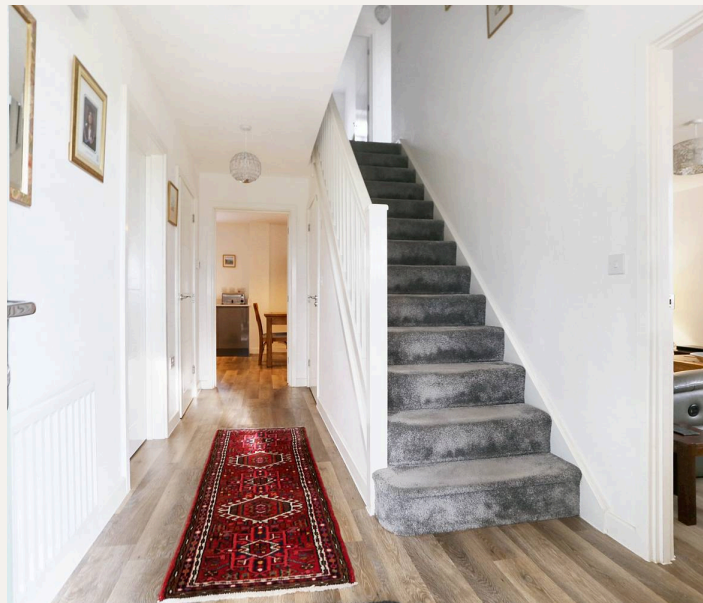
## Bishops Waltham, Southampton

Set at the end of a quiet cul-de-sac, directly overlooking paddocks, this attractive double fronted family home comes with a good size rear garden as well as a double garage and parking for several vehicles. Internally the house has an inviting entrance hall, well proportioned sitting room, cloakroom and office/playroom, with the heart of the house then being the beautiful 28ft kitchen/breakfast/family room. On the first floor there are then four good size bedrooms, two of which are ensuite and modern family bathroom. To fully appreciate everything that this wonderful family home has to offer in addition to its great 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 F
- EPC RATING B
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- STUDY/PLAYROOM
- 28FT KITCHEN FAMILY BREAKFAST ROOM
- TWO ENSUITES AND FAMILY BATHROOM
- DOUBLE GARAGE
- GOOD SIZE REAR GARDEN
- PARKING FOR SEVERAL VEHICLES







## INSIDE

The house is approached via a pathway that leads to the double glazed front door that then takes you through to an inviting entrance hall that has stylish Karndean wood effect flooring, stairs to the first floor, an understairs cupboard, with further cloaks cupboard to one wall. There is then a door through to a modern cloakroom with further door that leads to a room the current owners use as an office but is undoubtedly large enough for an addition TV or playroom. The sitting room enjoys views over the adjacent paddocks and is also a good size room with Karndean flooring, TV and various power points. The heart of house is of course then the beautiful kitchen/breakfast/family room which has both a window overlooking the rear garden and set of French doors that lead out onto the rear patio. The kitchen itself is fitted with a range of matching range of grey high gloss wall and base units with Quartz worktops. There is then a range of appliances that include a built-in double oven, gas hob with extractor over, dishwasher, fridge and freezer, the room also has spotlights and Karndean flooring. The utility room, again has been fitted with a matching range of units and has Quartz worktops as well as various appliance space.

On the first floor landing there is access to a large loft space, airing cupboard with doors then leading through to all bedrooms. The master bedroom has a window overlooking the front garden and adjacent paddocks along with fitted wardrobes and door to one side that leads through to the ensuite. This room has been fitted with a shower cubicle, has a wash hand basin and low level WC along with complimentary tiling and spotlights. Bedroom two also overlooks the front of the house and has views, fitted wardrobes and is also ensuite. This room is fitted with a shower cubicle, wash hand basin and low-level WC as well as has a heated towel rail, has complimentary tiling and spotlights. Bedroom three overlooks the rear garden and is a good size room as is bedroom four which is currently used as a second TV room by the current owners. The family bathroom has a modern suite with panelled bath with shower attachment over, wash hand basin low level WC, heated towel rail, is fully tiled and has spotlights.





## OUTSIDE

The front garden is lawned with thoughtfully edged borders leading onto the brick paved driveway that provides parking for several vehicles. The driveway then leads up to the double garage that has electric roller doors, additional door to the side, power and light and eaves storage space as well as a fitted workbench at one end along with shelving above.

The door to the side of the garage then leads through to the rear garden that has a paved patio area, leaving the rest of the garden laid to lawn with selectively planted borders. There is also a small pond to one side, further seating/paved area towards the end of the garden with covered pergola and the garden itself is fully enclosed.

## SERVICES:

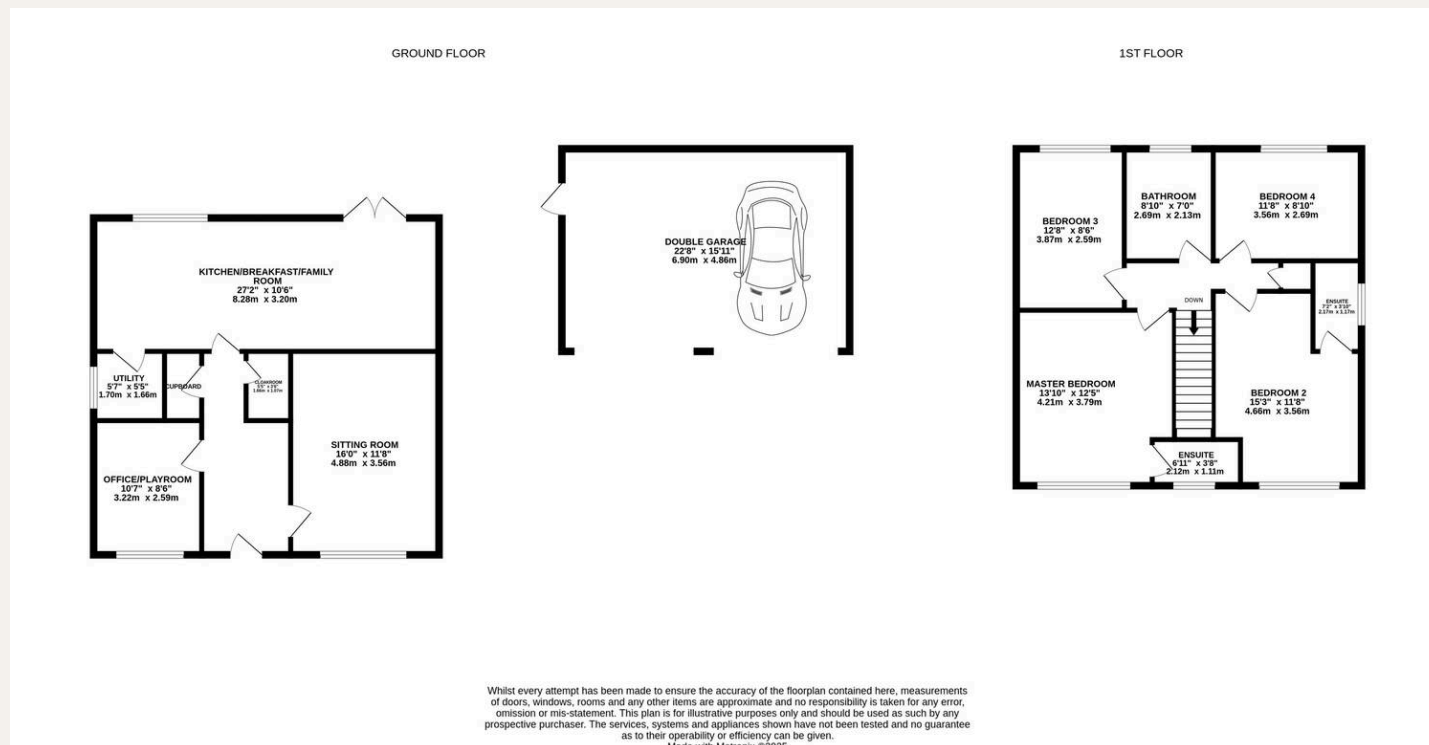
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Hyperoptic up to 900Mbps.

Estate Management charges £470 per year.

## 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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