



Flat 3, The Old Granary, Bank Street, Bishops Waltham - SO32 1AE
£375,000

WHITE & GUARD

Flat 3, The Old Granary

Bank Street, Southampton

INTRODUCTION

Forming one of six stunning newly created apartments set within a historic Grade II listed building in Bishops Waltham. This wonderful two bedroom top floor flat showcases an array of character throughout, the thoughtfully designed accommodation includes a wonderful open plan kitchen living area with vaulted ceiling, exposed ceiling beams and a Juliette balcony. In addition, there are two double bedrooms and a well appointed shower room.

LOCATION

The historic market town of Bishop's Waltham is set in beautiful Hampshire countryside. A recent Village of the Year winner, its local community is vibrant and varied. The property is set in the heart of the village, which offers most shops and services. Comprehensive local amenities include infant and junior schools, swimming pool, churches, pubs, doctor's surgery; Swanmore College is 4k away. Neighbouring Botley has a mainline railway station with Winchester, Southampton and Portsmouth all close as commutes. Main M3 and M27 access routes are within easy reach.

- WINCHESTER COUNCIL BAND TBC
- LEASEHOLD
- EPC RATING E
- TWO BEDROOM TOP FLOOR APARTMENT
- STUNNING GRADE II LIST BUILDING
- OPENING PLAN KITCHEN LIVING AREA
- VAULTED CEILING & EXPOSED BEAMS
- JULIETTE BALCONY
- SHOWER ROOM
- SET IN THE HEART OF BISHOPS WALTHAM





INSIDE

Found on second floor, the front door opens into an impressive entrance hall which has alcove coat and shoe storage, a fitted storage cupboard and internal doors lead to all accommodation. A door to your right and side opens into a stunning kitchen dining living room. This truly impressive room has an extensive range of characterful exposed beams with fitted up Lighters all set within the striking vaulted ceiling. The kitchen comprises a range of wall and base level units with fitted counter tops over which incorporate an inset induction hob and sink and drainer unit. Further appliances include an electric oven, dishwasher and space is provided for a fridge freezer. A further notable feature of the room is a lovely Juliette balcony. Both the bedrooms are well proportioned double rooms and allow space for freestanding bedroom furniture and are serviced by a very well-appointed shower room, with a walk in shower, wash hand basin and WC unit, heated towel rail and fully tiled walls.

Lease Information: On completion of the sale the property will have a newly created lease. Details surrounding the lease length and any associated ground rent and service charges will be confirmed in due course.

SERVICES:

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



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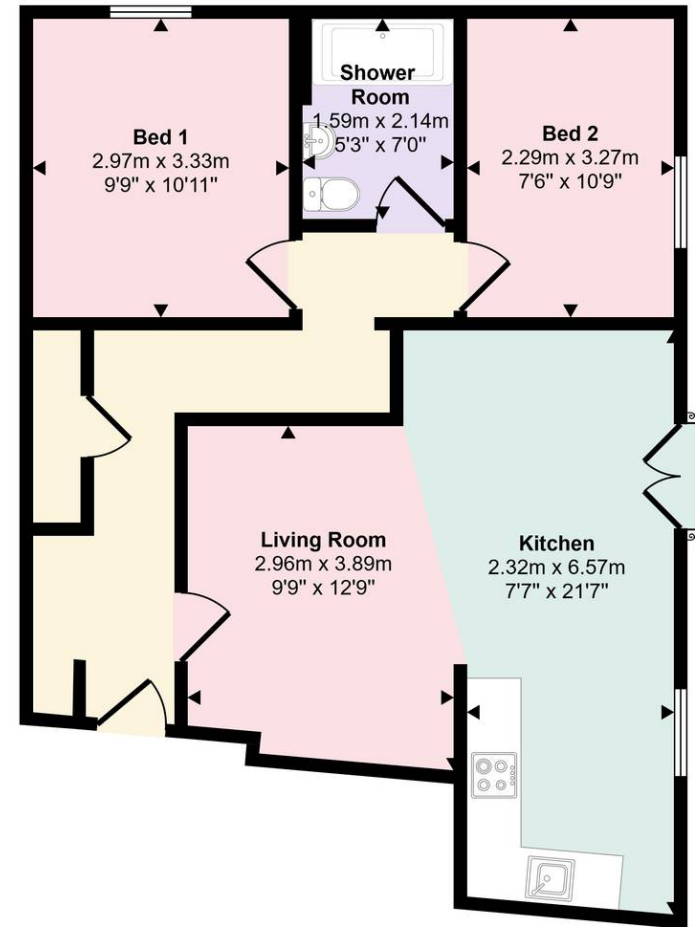
W: whiteandguard.com

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
62 sq m / 666 sq ft



Floorplan

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.