



5 Walmsley Place Saxby Road, Bishops Waltham - SO32 1QG  
£450,000

WHITE & GUARD



# 5 Walmsley Place Saxby Road

## Bishops Waltham, Southampton

Walmsley Place is simply more than a development of modern apartments. Built by McCarthy & Stone who are renowned for quality, the block has been developed with a lifestyle in mind, one that is able to provide peace of mind as well as a relaxed way of life that includes a thoughtfully designed communal room with further seating around the building both inside and out, in the well cared for fully landscaped gardens that have beautifully laid out with shingled pathways, raised planted beds and pergolas. All this set within the pretty market town of Bishops Waltham that brings with it a wealth of its own charm and character.

### 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 D
- EPC RATING B
- LEASEHOLD
- EXCLUSIVELY FOR THE OVER 55's
- TWO BEDROOM APARTMENT
- ENSUITE AND BATHROOM
- 26FT SITTING / DINING/ BREAKFAST ROOM
- MODERN FITTED KITCHEN
- BEAUTIFULLY DESIGNED COMMUNAL AREA
- ALLOCATED & VISITORS PARKING





Communal Area



I

## INSIDE

The property itself has not only been finished to an exceptionally high standard but also come with a security entry system, underfloor heating and both allocated and visitors parking.

Internally the property certainly doesn't disappoint, with a beautiful 26ft sitting/dining room with breakfast area with French doors at one end, that makes the most of the morning sun and enjoys views over the gardens and private patio that belongs to the property. The kitchen has then been fitted with a stylish yet modern range of cream wall and base units with wood effect worktops along with a range of NEFF appliances including a double oven with separate grill oven above, dishwasher, fridge, freezer, and induction hob with extractor over, with the room also having Karndean wood effect flooring and spotlights. There is also a separate utility room which houses the heating boiler to one wall, has plumbing and space for a washing machine and fitted shelving to both walls. The master bedroom overlooks the gardens, has a large walk-in wardrobe with a further door that then leads through to a spacious and beautifully appointed ensuite. The ensuite has a double width shower cubicle, was hand basin set into a vanity unit and low-level WC, with the room also being fully tiled and having spotlights. Bedroom two, which is also a double room again overlooks the gardens and also has fitted wardrobes along one wall. The family bathroom also has a double width shower cubicle, floating wash hand basin, low level WC, a heated towel rail and is fully tiled and has spotlights.

## OUTSIDE

Outside there is a secluded parking area with allocated parking, along with separate visitor's spaces.

The gardens are in part lawned with well cared for selectively planted borders whilst towards the rear of the block there are further, shingled pathways and seating areas with various raised borders and pergolas, which are continually looked after and planted.

SERVICES

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

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Length of lease 990 years

Ground rent is £300 per year

Maintenance charge is £486.73 per month which includes the underfloor heating and water bills.

T: 01489 893946

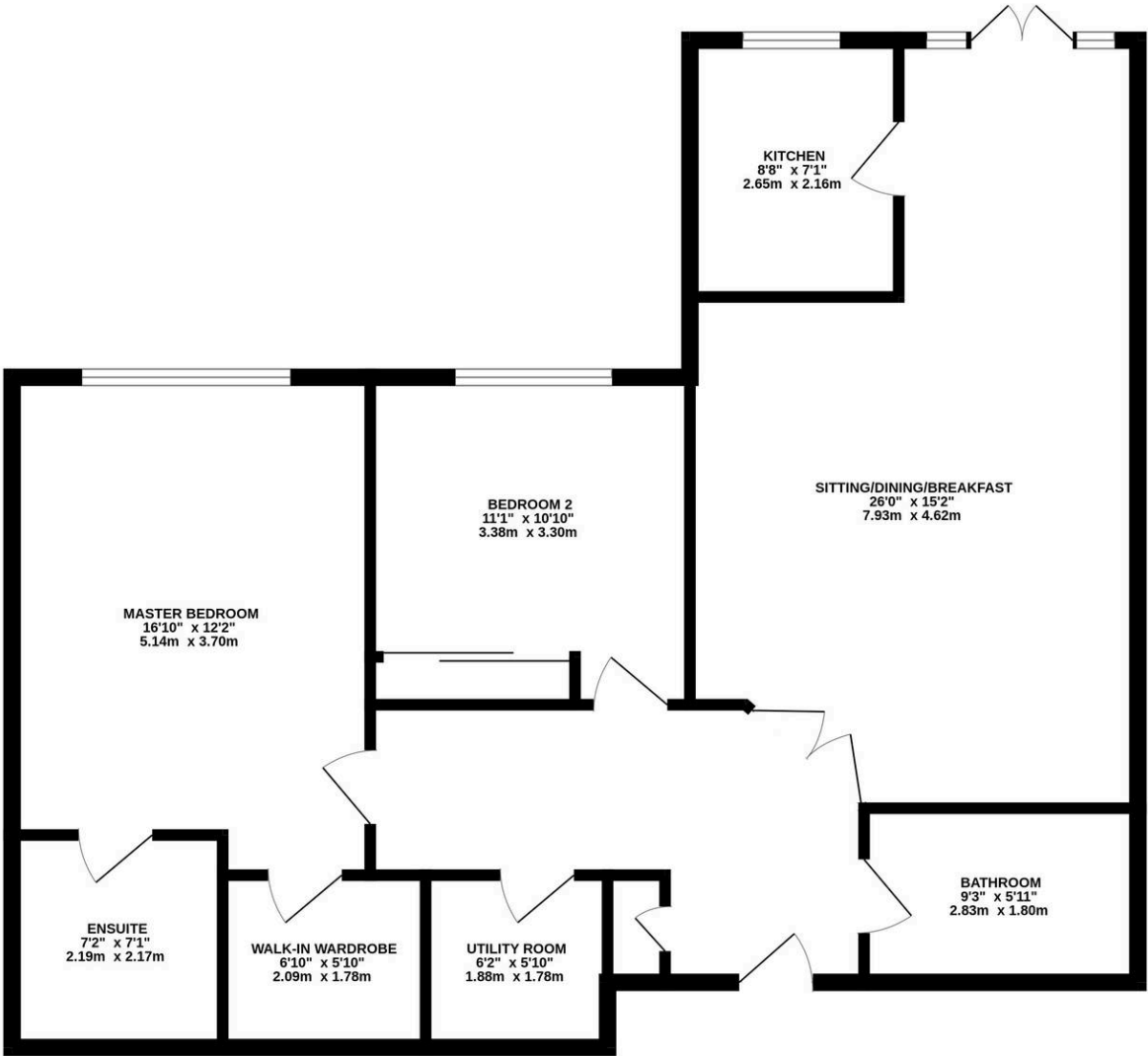
Brook House, Brook Street, Bishops Waltham,  
Soutahampton, Hampshire, SO32 1AX  
E: bishopswaltham@whiteandguard.com  
W: whiteandguard.com

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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