



9 Oxendown, Meonstoke - SO32 3AE

In Excess of £450,000

WHITE & GUARD



# 9 Oxendown

## Meonstoke, Southampton

Surrounded by beautiful countryside and set within the very heart of the picturesque Meon Valley, this well-presented and deceptively spacious townhouse offers good-sized accommodation throughout. The property is set within a thoughtfully designed development and has wonderful views from the sitting room over adjacent fields. Accommodation on the ground floor briefly comprises a beautiful kitchen/breakfast room, separate utility room and downstairs cloakroom whilst on the first floor there is a good-sized sitting room complete with a beautiful open fireplace, double bedroom and modern shower room with a further two double bedrooms and bathroom on the second floor. The property also comes with one allocated parking space to the rear of the property and an integral garage. To fully appreciate both the property's location and the accommodation on offer, an early viewing is a must.

### LOCATION

The property is only a short walk from the village's church - St. Andrews, which dates back to 1230, along with a popular village pub, many lovely walks and a network of bridleways also on its doorstep. The village is also conveniently close to the neighbouring market towns of Bishops Waltham and Wickham, is just under half an hour away from Winchester, Southampton Airport and all main motorway access routes are also within easy reach.

- EPC RATING D
- THREE BEDROOM TOWNHOUSE
- WELL PRESENTED THROUGHOUT
- STUNNING KITCHEN / BREAKFAST ROOM
- SPACIOUS LIVING ROOM
- ENSUITE AND FAMILY BATHROOM
- LOW MAINTENANCE GARDEN
- GARAGE AND ALLOCATED PARKING







## INSIDE

The house is approached via a pathway leading to a covered entrance porch and double glazed front door which then leads directly through to the entrance hall which has slate flooring, stairs leading to the first floor and an under stairs cupboard. A door to one side leads through to the garage with a further door leading through to a modern downstairs cloakroom. The kitchen/breakfast room is undoubtedly the heart of the house and is fitted with a beautiful matching range of light grey wall and base units with cupboards and drawers under. There are marble effect worktops, a built-in double oven and electric hob with extractor over, along with a built-in dishwasher and further appliance space. The room also has slate tiled flooring, spotlights and full height windows with a set of French doors that lead out into the rear garden. An archway to one side of the room then leads through to the utility room which again is fitted with a matching range of wall and base units, has a single bowl sink unit, plumbing space for a washing machine and further appliance space, with a door to the side.

On the first floor there are stairs leading to the second floor and a door leading through to the sitting room which is a lovely well-proportioned bright room with two sash windows to the rear enjoying views over adjacent fields, with the main focal point of the room then being the open fireplace with impressive sandstone surround. The room also has wall lights, TV and various power points. Bedroom three, which is also on the first floor, has a sash window to the front and a range of fitted wardrobes along one wall, with a door leading through to a beautifully appointed shower room with suite comprising a double width shower cubicle, matching wash hand basin and WC. The room also has a heated towel rail, Travertine tiling to both floor and walls, and then spotlights.

On the second floor there is access to the loft and a door leading through to the master bedroom which is a good-sized double room with fitted mirrored wardrobes along one wall. There is also an airing cupboard to one side of the room, a Velux window to the side and an attractive triangular bay window to the rear, again overlooking adjacent fields. Bedroom two, which is also on the second floor, is a good-sized double room with a window to the front and fitted cupboards to one wall. A modern family bathroom with suite comprising a panel enclosed bath, telephone style shower attachment, matching wash hand basin, heated towel rail, slate flooring, spotlights and complementary tiling.



## OUTSIDE

To the rear of the property the garden is mainly paved with raised planted borders to the side. There is also a shed and gate at the end of the garden leading to the rear where there is an additional parking space. There is also an integral garage at the front of the property which has twin wooden doors, power and light with one allocated parking space to the rear of the property.

Agents Note – Our clients inform us there is an annual estate charge of £1500 pa

## SERVICES:

Oil fired central heating system, private drainage, mains water and electricity. Please note that none of the services or appliances have been tested by White & Guard.

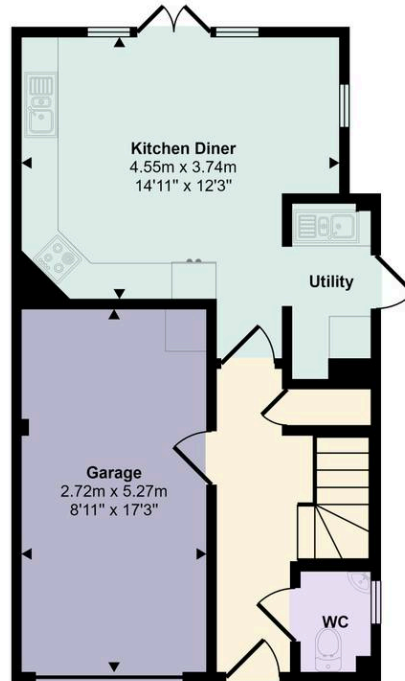
Broadband ; Superfast and 56-80 Mbps download speed 17 - 20 Mbps upload speed. This is based on information provided by Openreach.

## Disclaimer

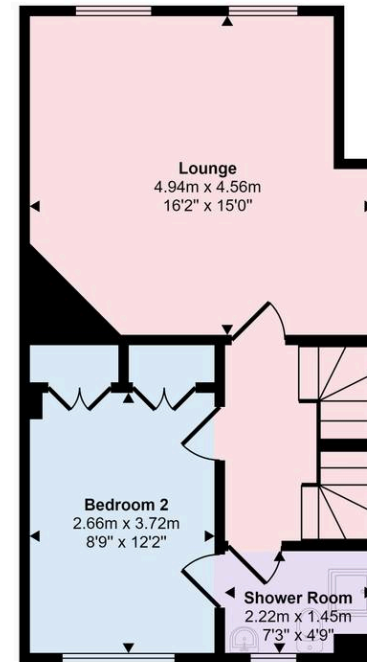
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



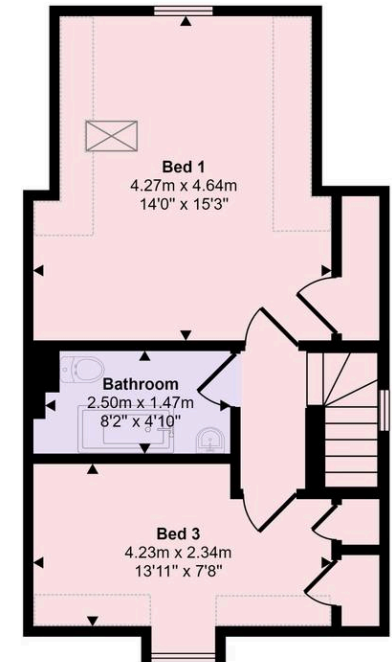
Approx Gross Internal Area  
128 sq m / 1381 sq ft



Ground Floor  
Approx 44 sq m / 476 sq ft



First Floor  
Approx 44 sq m / 474 sq ft



Second Floor  
Approx 40 sq m / 431 sq ft

Denotes head height below 1.5m

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.

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