



4 Waltham Road, Bishops Waltham - SO32 1QZ

In Excess of £375,000

WHITE & GUARD

4 Waltham Road

Bishops Waltham, Southampton

Set within this exceptionally well-designed development by Crest Nicholson, this beautiful family home has been re-modelled in part by the current owners to include a new, larger kitchen/dining room with the additional benefit of the property also coming with a larger than average, fully landscaped garden, garage, and driveway. The property also comes with three well proportioned bedrooms with the master also being ensuite along with a stylish modern family bathroom with all windows also having been fitted with internal shutters. To fully appreciate everything that this lovely home has to offer as well as it's great location, an early viewing is undoubtably 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 C
- EPC RATING B
- FREEHOLD
- BEAUTIFULLY DESIGNED THREE BEDROOM HOME
- LARGE KITCHEN DINING ROOM
- LIVING ROOM
- ENSUITE TO MASTER BEDROOM
- GOOD SIZE LANDSCAPED REAR GARDEN
- GARAGE AND DRIVEWAY





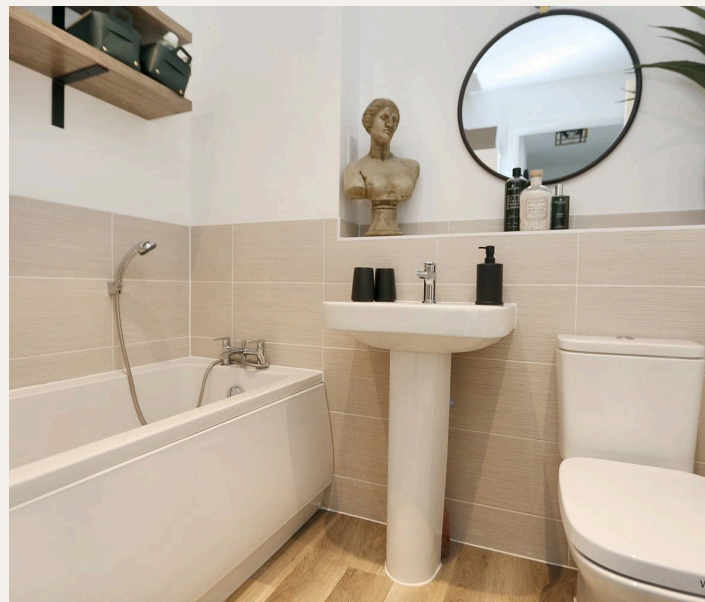
INSIDE

The house is approached via a pathway leading to the double-glazed front door which takes through to the inviting entrance hall. From the hall, stairs then lead up to the first floor with a door to one side through to the lovely light and airy sitting room. This room has a window to the front, Karndean wood effect flooring that flows through from the entrance hall, fitted shelving to one wall and door at one end through to the heart of the house, the beautiful kitchen/dining room. The kitchen has been recently fitted with a modern matching range of wall and base units and central island, with marble effect worktops and the room has been beautifully tiled. There is then a one and a half bowl sink unit and a range of built in appliances including two electric ovens, a double width induction hob with extractor over, dishwasher and built in fridge and freezer. A set of double-glazed doors with full height windows to either side then lead directly out onto the large patio area.

On the first-floor landing there is an airing cupboard, access to the loft and a door that then leads through to the master bedroom that overlooks the front of the property. The room also has a fitted wardrobe with door to the side that leads into the modern ensuite which has a fitted shower, wash hand basin and low-level WC, heated towel rail, tiling and spotlights. Bedroom two, also a double room, enjoys views over the garden, as does bedroom three which the current owners currently use as a dressing room. The family bathroom has a panelled bath with shower attachment, wash hand basin and low-level WC, along with fitted shelving to one wall, complimentary tiling and spotlights.

OUTSIDE

To the front of the property the garden is lawned with hedged borders with driveway to the side leading up to the attached brick garage which has an up and over door, power and light eaves storage space along with a fitted worktop at one end with various appliance space under. The rear garden has been completely landscaped and has a sizable patio area spanning the width of the house with central pathway leading to a further patio area at the end of the garden and outside bar.



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 : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Management Charges £ 237.00 pa

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