



3 Coppice Hill, Bishops Waltham - SO32 1AG

In Excess of £350,000

WHITE & GUARD



# 3 Coppice Hill

Bishops Waltham, Southampton

## INTRODUCTION

A beautifully appointed three bedroom Victorian character cottage positioned a short walk from Bishops Waltham Town Centre. The ground floor accommodation provides two well-presented reception rooms with an attractive open fire found in the sitting room. A fitted kitchen breakfast room is set across the rear of the house and enjoys an outlook onto the wonderful south facing rear garden. While across the first floor are three bedrooms, all presented in exceptional cosmetic order and a well maintained four piece bathroom suite.

## LOCATION

The property benefits from being within walking distance of Bishops Waltham which offers a broad range of local shops, boutiques, restaurants and amenities including a post office, two pubs, a doctor's surgery and regular bus services. There are also beautiful walks and playing fields. The neighbouring village of Botley is only minutes away and provides a mainline railway station with both Winchester and Southampton Airport being just under half an hour away. All main motorway access routes are also within easy reach.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- FREEHOLD
- THREE BEDROOM VICTORIAN COTTAGE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- ATTRACTIVE SOUTH FACING REAR GARDEN







## INSIDE

Enclosed by a retaining brick wall to the front boundary, steps lead up to a garden path which in turn leads to a composite front door. The front garden is laid to shingle with a nice range of flower and shrub borders. The front door opens directly into a well-appointed sitting room, which has been laid to engineered oak flooring and showcases high ceilings, in keeping with its age and character. Creating a lovely focal point to the room is an Adams style open fire with tiled inlays, as well as a picture rail, coving and double glazed sash window to the front elevation. A well proportioned dining room has a flight of stairs leading to the first floor and an internal door leads through to a kitchen. The kitchen breakfast room comprises a matching range of wall and base level work units with fitted work surface over, which incorporates an inset stainless-steel sink and drainer and provides space for a cooker. Space and plumbing are provided for a washing machine, slim line dishwasher and American style Fridge freezer. The room is laid to tiled flooring, has ample space for a dining table and chairs and a door opens to the rear garden.

The landing provides access to all first floor accommodation and access to the loft space. The main bedroom is a well-proportioned double room allowing space for freestanding bedroom furniture, while bedroom two also is also a good size double room benefits from a fitted cupboard. Bedroom three is currently in use as office / study, the generous sized single room is set at the rear of the house overlooks the garden. A four piece family bathroom suite completes the internal accommodation and comprises a panel enclosed bath, enclosed electric shower cubicle, WC and pedestal wash hand basin.





## OUTSIDE

The rear garden provides a sunny southerly aspect and is presented in lovely order. Extending from the rear of the house is a patio seating terrace which leads to a well maintained lawn, to either side are landscaped borders with a range of well stocked flowers, shrubs and trees. A garden shed can be found to the rear and the garden is enclosed by wood panel fencing. A garden gate does provide a right of way across this property and neighbouring properties to allow for rear pedestrian access.

## SERVICES:

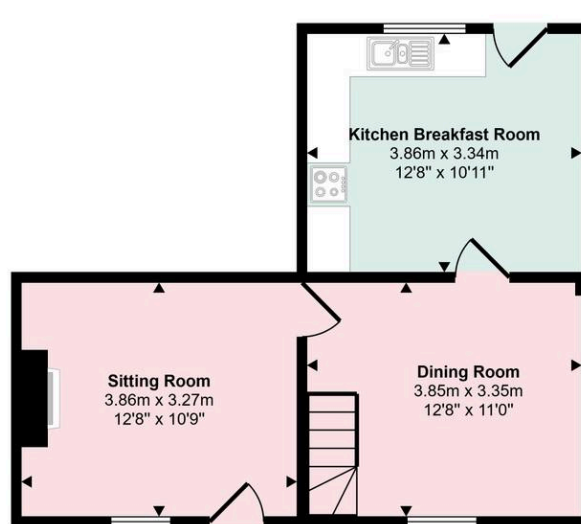
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

Broadband : 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.

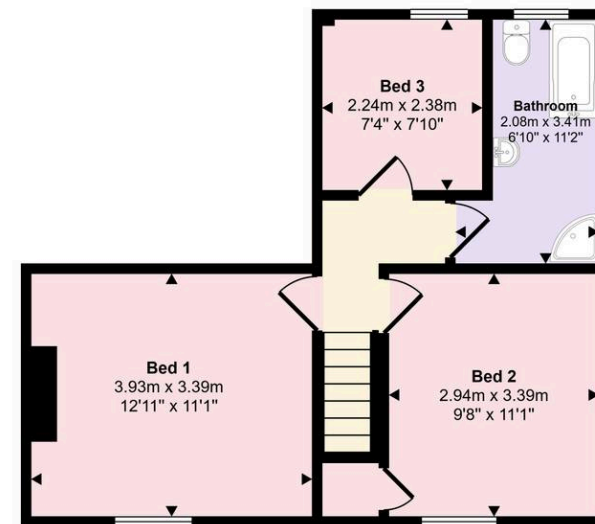
### Disclaimer

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  
80 sq m / 866 sq ft



Ground Floor  
Approx 39 sq m / 424 sq ft



First Floor  
Approx 41 sq m / 443 sq ft

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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