



Flat 2, Priory School Victoria Road, Bishops Waltham - SO32 1SR
£335,000

WHITE & GUARD

Flat 2

Priory School Victoria Road, Southampton

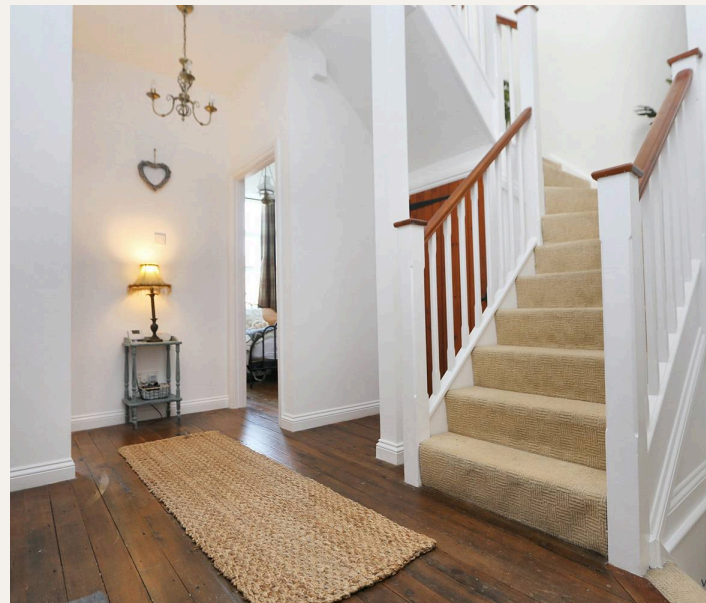
INTRODUCTION

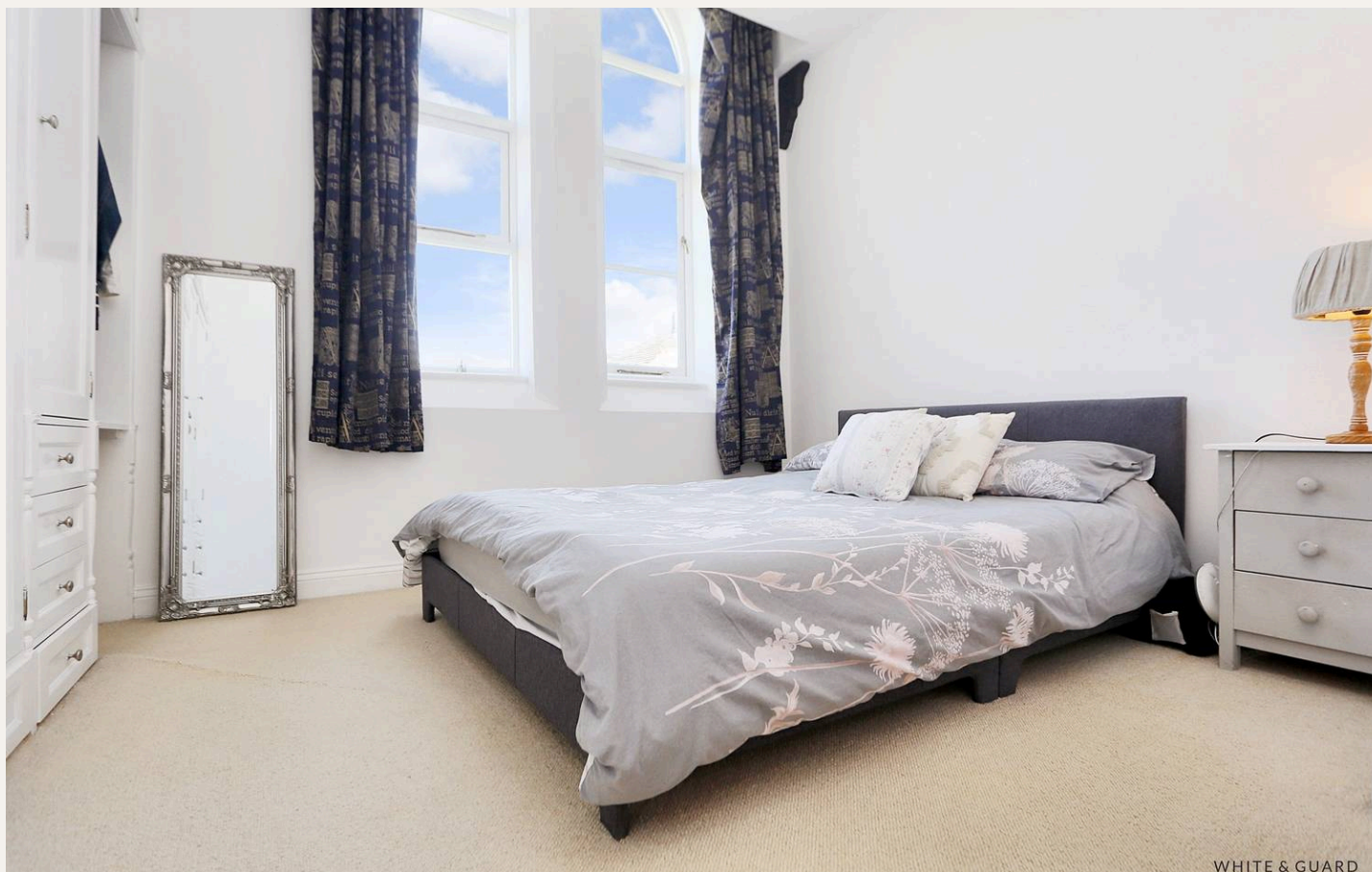
Set within a historic building in central Bishops Waltham, this incredible two double bedroom home is set across three floors! Formerly a Victorian School the property projects charm and character throughout. Notable highlights include, vaulted beamed ceilings, split level landing and an wonderful top floor study area with outstanding views. The much improved accommodation includes an en-suite shower room to the master bedroom, fitted family bathroom suite and a separate fitted kitchen. While to the outside there is allocated parking and communal grounds.

LOCATION

The property benefits from being within walking distance of Bishops Waltham's vibrant town centre which offers a broad range of local shops, boutiques, restaurants and amenities including a 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.

- WINCHESTER COUNCIL BAND C
- EPC RATING E
- LEASEHOLD
- TWO BEDROOM CHARACTER HOME
- VAULTED CEILINGS
- 24FT LIVING ROOM
- FITTED KITCHEN
- MASTER BEDROOM WITH ENSUITE
- ALLOCATED TWO PARKING SPACES
- COMMUNAL GARDENS





INSIDE

Setting the tone for this most impressive home is a striking split level entrance hall, which is laid to stripped wood flooring and has a feature stair case leading to the first floor. Within the hall are two useful fitted storage cupboards and doors lead the principal ground floor accommodation. The master bedroom is a well proportioned double room with a range of fitted wardrobes and feature cathedral style windows, an archway leads through an adjoining en-suite which comprises an enclosed shower cubicle with rainfall shower head and shower jets, there is also a WC, wash hand basin and fully tiled walls. While bedroom two also a double room, allows space for freestanding bedroom furniture. Completing the ground floor space is a well-appointed bathroom suite which offers a fitted jacuzzi bath with mains shower over, WC, wash hand basin and a heated towel rail.

Extending to over 24ft the impressive living area has an incredible vaulted ceiling with exposed beams and feature windows to the front and rear elevations which provide an abundance of natural light to the room. An internal door opens into the separate fitted kitchen, which comprises a matching range of wall and base level work units with fitted work surfaces over which incorporates an inset stainless steel sink and drainer, gas hob and Zanussi electric oven. Space is provided for a fridge freezer and there is a Velux style sky light window to the rear aspect. A flight of space saving stairs lead to an attic room that provides the perfect area to operate as a work from home space, reading room or even a games room. The substantial vaulted ceiling beams allow for an area of separation within the room itself and there is a feature triangular window that provides stunning elevated views across Bishops Waltham and the surrounding Meon Valley countryside.



OUTSIDE

Externally the property has access to well-maintained communal gardens and benefits from having two allocated parking spaces.

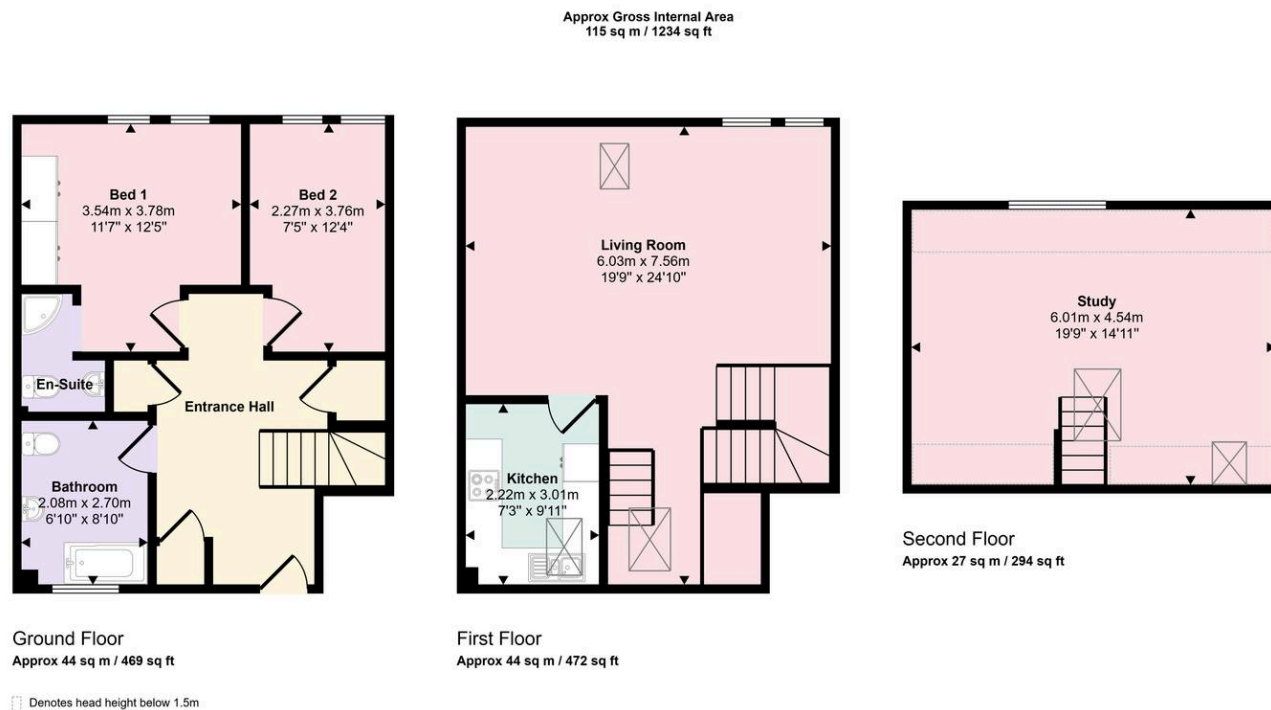
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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.

Lease Information: Offered for sale with a share of the freehold, there are approximately 967 years remaining on the lease. A residents management committee is in place for maintenance and upkeep of the external areas and is approximately £300 Per Annum.

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.



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.

T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com