



61 Edington Close, Bishops Waltham - SO32 1LX
£550,000

WHITE & GUARD

61 Edington Close

Bishops Waltham, Southampton

Set within a highly desirable location in Bishops Waltham this much improved four bedroom detached home is available with no forward chain. Benefitting from an impressive double storey extension the expansive ground floor accommodation includes a kitchen dining room, sitting room, lounge diner and a ground floor WC. Across the first floor are four well proportioned bedrooms and a re-fitted shower room. Outside, the property boasts a meticulously maintained south-facing garden, along with a garage, driveway, and an additional front-positioned driveway.

LOCATION

The property benefits from being within walking distance to 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 D
- EPC RATING C
- FREEHOLD
- NO FORWARD CHAIN
- FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- KITCHEN DINER
- SOUTH FACING REAR GARDEN
- DRIVEWAY TO FRONT AND REAR OF THE PROPERTY
- 17FT GARAGE





INSIDE

Upon entering the property through the double glazed front door, you will find an entrance hall with stairs leading to the first floor and access to a conveniently situated ground floor cloakroom. Located at the front of the house is a well-presented sitting room which connects seamlessly to an impressive 20ft lounge dining room. This spacious area provides a beautifully bright outlook onto the garden through double glazed sliding doors. Furthermore, the room extends to the rear, where a feature fireplace serves as a lovely focal point. An impressive kitchen dining room with vaulted ceiling and sky light complete the extensive ground floor accommodation. Approaching 20ft in length the kitchen provides a good range of matching wall and base level work units with fitted work surfaces over which incorporate an inset composite sink and drainer, electric hob, oven and grill as well as an integrated dishwasher. Additionally, space and plumbing is provided for a washing machine and fridge freezer. The room provides ample space for a dining table and chairs, is laid to tiled flooring and a double glazed door opens to the outside.

The first floor landing provides access to the loft space and a fitted airing cupboard, while doors lead to the principal accommodation. Set at the front of the house is the main bedroom, which is a well proportioned double room benefitting from fitted wardrobes and still allows space for further freestanding bedroom furniture. Bedroom two, forming part of the well-designed double storey extension is also a good size double room with fitted wardrobes. Bedrooms three and four are good size single rooms / small doubles and allow for freestanding furniture. A well-appointed shower room comprises a walk in double shower, pedestal wash hand basin, WC and tiling to the principal areas.

OUTSIDE

To the front of the house a dropped kerb provides vehicular access to a block paved driveway and a well maintained front garden to one side is laid to lawn with a good range of mature shrubs. Found at the rear is a further driveway which leads to a 17ft garage which is accessed via an up and over door, had power and lighting and a double glazed door provides pedestrian access to the garden. Enclosed by a retaining brick wall the lovely south facing garden has been beautifully maintained, laid to lawn, a block paved patio and a range of well stocked plant, shrub and tree borders.



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 base on information provided by Openreach.

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Disclaimer

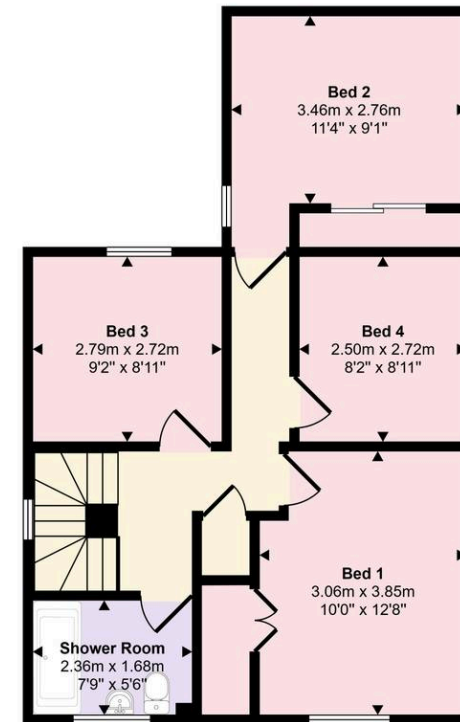
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically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



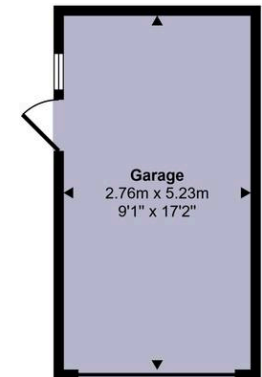
Approx Gross Internal Area
134 sq m / 1437 sq ft



Ground Floor
Approx 63 sq m / 683 sq ft



First Floor
Approx 56 sq m / 598 sq ft



Garage
Approx 14 sq m / 155 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.