



17 Clover Way, Bishops Waltham - SO32 1SN

In Excess of £675,000

WHITE & GUARD

17 Clover Way

Bishops Waltham, Southampton

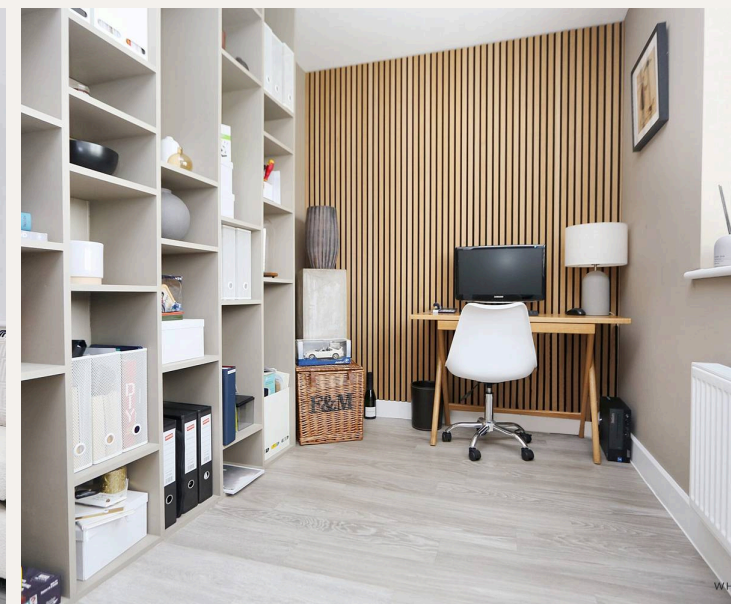
INTRODUCTION

This property formerly served as the show home for this prestigious development located in Bishops Waltham. The four-bedroom detached residence with a detached double garage is presented in impeccable condition throughout. The property features high-quality finishes and generously proportioned living spaces, comprising a living room, kitchen dining room, adjacent utility room, and a dedicated study. On the first floor, there are four well-appointed bedrooms, one with an en-suite, and a four-piece family bathroom. Outside, the property boasts a beautifully landscaped rear garden which extends to over 130ft.

LOCATION

The property is just a short distance from Bishops Waltham's centre which offers a broad range of local shops, boutiques, restaurants and amenities; including a post office, several pubs, a doctor's surgery and regular bus services. There are also many beautiful walks and bridle paths close by. 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 also within easy reach.

- WINCHESTER COUNCIL BAND F
- EPC RATING B
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- KITCHEN DINING ROOM
- LIVING ROOM
- ENSUITE TO MASTER BEDROOM
- BEAUTIFUL LANDSCAPED 130FT GARDEN
- DOUBLE GARAGE & DRIVEWAY





INSIDE

A composite front door opens into a spacious and welcoming entrance hall which is laid to Karndean flooring, has a flight of stairs leading to the first floor and doors lead to the principal accommodation. Adjacent to the hall lies a convenient cloakroom furnished with a WC, wash basin, and heated towel rail. The generously proportioned living room showcases double glazed French doors offering views of the beautifully landscaped gardens. Spanning an impressive 22ft, the kitchen dining room boasts a selection of wall and base units complemented by granite worktops housing an AEG gas hob, extractor hood, sink, and drainer. Further integrated appliances comprise a fridge freezer, dishwasher, electric oven and grill. A central island with granite top features a retractable power point, additional base level storage, and provides breakfast bar seating. The room extends to the rear and provides space for a dining table and chairs as well as living area, a door to one side leads to a purposeful utility room that offers a base level storage, space and plumbing for a dishwasher, has granite work tops over and a wall mounted central heating boiler. Completing the ground floor accommodation is a good size study which could also lends itself to flexible use such as playroom or TV area.

The master bedroom set at the rear of the property, is an excellent size double room which allows space for freestanding wardrobes and additional bedroom furniture. The adjoining en-suite shower room is fitted with an enclosed double shower cubicle with Aqualisa shower fittings, Roca wash hand basin and WC. Bedrooms two and three are both well proportioned double rooms with the second room benefitting from a fitted over stairs storage cupboard, while bedroom four is presented as dedicated dressing room but would also operate as small double room. A well-appointed four piece family bathroom suite has an enclosed shower cubicle, fitted bath with shower attachment, WC, floating wash hand basin and tiling set to the principal areas.



OUTSIDE

Externally a dropped kerb provides vehicular access to a double driveway and in turn leads a detached double garage which can be accessed by two remotely operated, electric roller doors. The garage has power and lighting, overhead storage within the roof pitch and a double glazed door gives pedestrian access to the rear garden. The landscaped frontage is enclosed by wrought iron railings, is laid to slate chipping and set with hedging and mature shrubs. Spanning over 130ft the beautifully landscaped rear garden offers a wonderful space to enjoy, from the rear of house a patio seating terrace extends to an area laid to stone chipping with intersecting retaining sleepers which contain a lovely range of established shrubs and plants and a small flight of steps lead to a large space laid to artificial lawn.

Agents Note: Please note the property will be subject to an annual estate charge but this is still to be confirmed by the original developer.

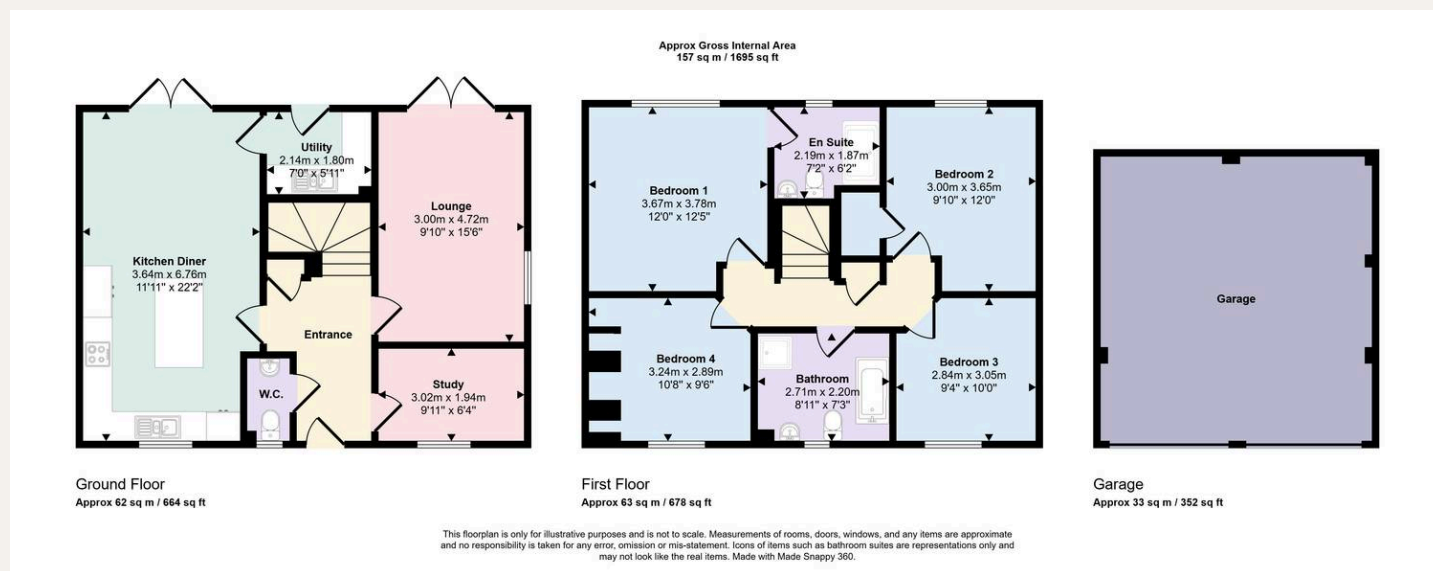
SERVICES:

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.

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.



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PRS Property Redress Scheme