



1 Langton Road, Bishops Waltham - SO32 1GF

Offers in excess of £575,000

WHITE & GUARD



# 1 Langton Road

## Bishops Waltham, Southampton

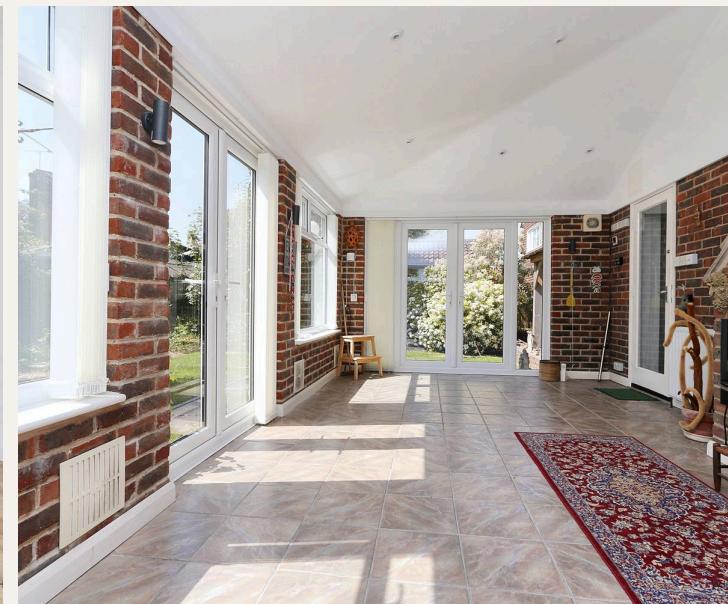
Set on an expansive corner plot approaching 0.2 of an acre, enjoying private wrap around gardens and a detached double garage this four bedroom detached house is available for sale with no forward chain.

Positioned a stone's throw away from the "boardwalk" meandering through Bishops Waltham Pond the property offers extended living accommodation which includes three reception rooms, a modern kitchen and downstairs cloakroom. Across the first floor are four well-proportioned bedrooms and a re-fitted shower room.

### LOCATION

The property benefits from being a short drive away from 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 E
- EPC RATING D
- FREEHOLD
- FOUR BEDROOM DETACHED HOME
- NO FORWARD CHAIN
- WITHIN WALKING DISTANCE OF BISHOPS WALTHAM TOWN CENTRE
- THREE RECEPTION ROOMS
- NEWLY FITTED SHOWER ROOM
- DETACHED DOUBLE GARAGE
- SECLUDED WRAP AROUND GARDEN







## INSIDE

A double glazed composite front door with adjoining panel glazed windows opens into the entrance hall which has been laid to engineered wood flooring. Stairs lead to the first floor and an internal oak door opens into a conveniently located cloakroom, which comprises a WC, inset wash hand basin a heated towel rail. A re-fitted kitchen offers a good range of matching white gloss wall and base level work units with fitted work surfaces over which incorporate and inset stainless sink and drainer and provides space for an electric cooker. There is a fitted wine cooler and the kitchen provides space and plumbing for a dishwasher, washing machine and fridge freezer. Providing an extensive range of living space the house showcases three reception rooms which includes a dining room and large living room both laid to engineered wood flooring with feature vertical wall radiators, the living room offers a nice focal point to the room in the form a lovely open fire. A large family room with vaulted ceiling is located off the living room and provides flexible use to suit any buyer, two sets of double glazed French doors and windows overlook and open onto the gardens.

On the first floor landing, a spacious double glazed window provides the area with plenty of natural light. A loft hatch gives access to a boarded loft with a pull-down ladder, while doors lead to principal accommodation. The master bedroom offers elevated views overlooking Bishops Waltham Pond and is equipped with a generous selection of fitted wardrobes. Bedroom two, another sizeable double room, features its own fitted wardrobe and both bedrooms three and four are spacious and also include fitted wardrobes. Completing the first floor accommodation is a well-appointed shower room which includes an enclosed double shower, fitted WC and wash hand basin and chrome heated towel rail.





OUTSIDE

To the outside a dropped kerb provides vehicular access to a tarmacked driveway which provides off road parking for multiple vehicles and in turn leads to a detached double garage. Accessed via an electric roller door, the 21ft garage has power and lighting and a pedestrian door opens to the garden. The wonderful gardens, wrap around the entirety of the house and provide a lovely, secluded space to enjoy. Enclosed by a range of mature hedging the gardens are predominantly laid to lawn with well-established trees and shrubs, two patio seating terraces can be found with one having a covered pergola.

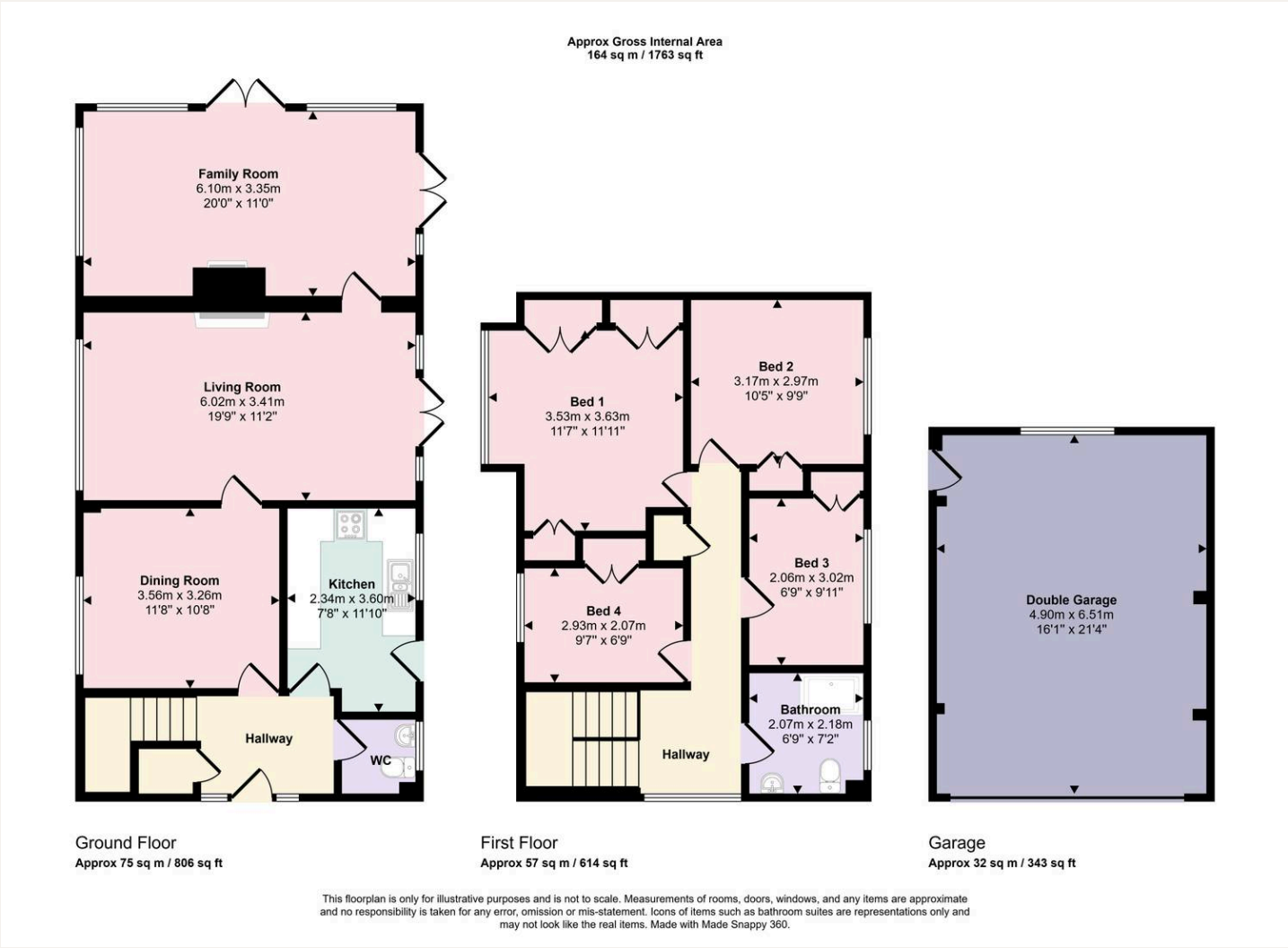
SERVICES:

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.



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