



14 Byron Close, Bishops Waltham - SO32 1RS

In Excess of £725,000

WHITE & GUARD



# 14 Byron Close

## Bishops Waltham, Southampton

Set within this popular cul-de-sac and within walking distance of the village centre, this beautifully presented and thoughtfully extended family home has a wonderful light and airy feel and comes with a good size mature garden. On the ground floor the house has a well proportioned sitting room with open fire, sizable playroom, utility and cloakroom, with the heart of the house being the large kitchen/breakfast/dining room. On the first floor there are four bedrooms, ensuite to the second bedroom and modern family bathroom with the master bedroom being on the second floor enjoying wonderful views and also benefiting from being ensuite. To fully appreciate both the property's great location and the accommodation on offer, an early viewing truly is a must.

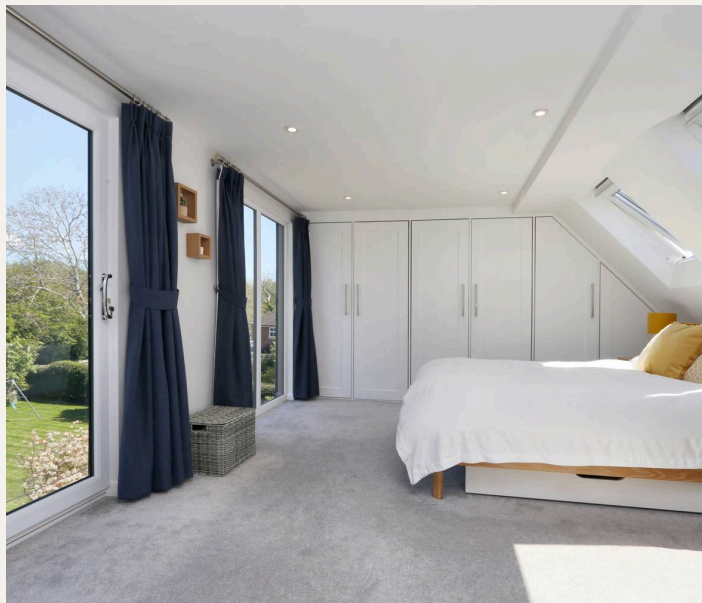
### LOCATION

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 walking tracks and playing fields. 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 F
- EXTENDED FIVE BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- TWO ENSUITES AND FAMILY BATHROOM
- WELL MAINTAINED GARDEN
- EPC RATING C
- FREEHOLD







## INSIDE

The house is approached via a pathway that leads to the double-glazed front door that leads through to the lovely bright entrance porch and a further door that takes you through to the entrance hall. The hallway has stairs that lead to the first floor, light oak-effect flooring with doors that lead through to the kitchen, modern cloakroom and sitting room. The sitting room, which is again flooded with light, has a bay window to the front, with the main focal point of the room being the open fireplace to one side of the room. Oak flooring takes you through a set of double doors into the playroom, which has fitted cupboards and shelving along one wall in addition to a set of French doors that lead out onto the rear patio. The heart of the house is undoubtedly the lovely kitchen/breakfast/dining room with the kitchen having been fitted with a stylish range of cream wall and base units, with a breakfast bar to one side of the room, all of which have granite worktops. There are then a range of appliances that include a double range style oven, built-in Smeg microwave and coffee machines, built-in dishwasher and further appliance space. The room also has been fitted with porcelain ceramic tiled flooring and has spotlights as well as a door at one end through to the utility. This room has a range of fitted units, sink and plumbing space for an automatic washing machine as well as further appliance space.

On the first floor landing there is a staircase to the second floor and doors that lead through to four well-proportioned bedrooms and family bathroom. Bedroom two overlooks the rear garden, is a double room and has a fitted wardrobe and is ensuite, whilst bedroom three is also a good size double that overlooks the rear garden and has a fitted wardrobe. Bedroom four has a window overlooking the front garden and is also a lovely bright room whilst bedroom five has a window to the rear and is currently used as a home office by the vendors. The family bathroom has a panel-enclosed bath with shower over, floating wash basin, low-level WC, heated towel rail, complementary tiling and spotlights. On the second floor there is a stunning master bedroom that has full-height windows as well as double-glazed sliding doors with glass Juliet balcony overlooking the rear garden, fitted wardrobes along one wall, a further two Velux windows to the front and a door at one end of the room which leads through to the beautifully appointed ensuite. This room has a full-height window to the rear, double-width shower cubicle, stylish wash basin and matching WC and the room is also fully tiled.



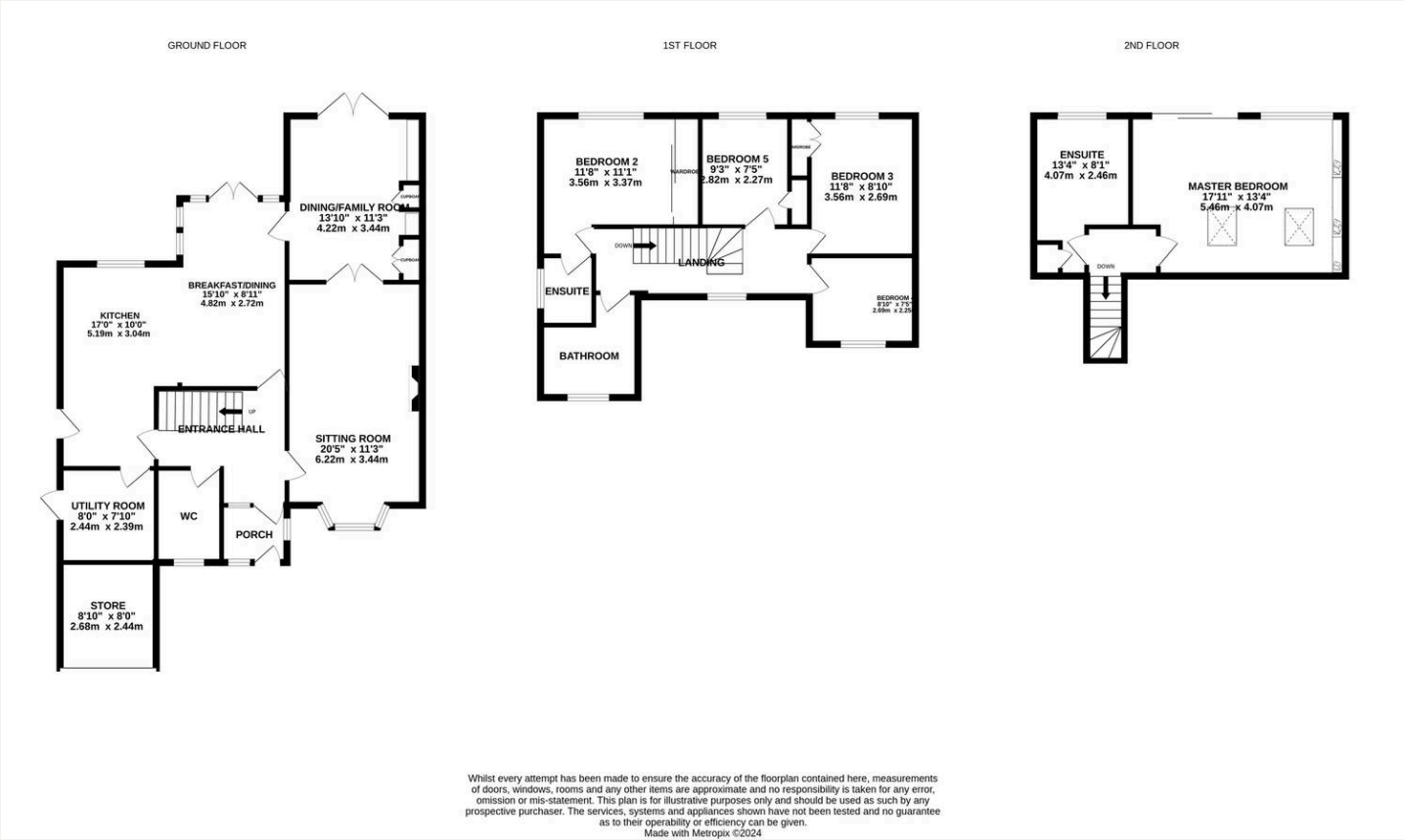
OUTSIDE

Externally, to the front of the house the garden has been fully planted with a selection of attractive trees and shrubs with a resin-bound gravel driveway that provides ample parking. The garage has been reduced in size due the extension of the utility room and is now a storeroom that provides useful storage. To the rear there are two lovely patio areas leaving the rest of the garden mainly laid to lawn, with the borders having been well stocked with a variety of mature ower, tree and shrubs

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 ; Superfast Fibre Broadband 55-80 Mbps download speed 17-20 Mbps upload 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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