



1 Pondside Terrace Pondside Lane, Bishops Waltham - SO32 1BB

Offers in excess of £425,000

WHITE & GUARD

1 Pondside Terrace Pondside Lane

Bishops Waltham, Southampton

INTRODUCTION

A charming period home positioned along a quiet lane within walking distance to Bishops Waltham Town centre. Benefitting from a driveway to the front of the house, the well-presented and extended home showcases a dining room which opens onto a stylish modern re-fitted kitchen with bi-folding doors to the rear, a cosy lounge with log burning fire and a downstairs cloakroom / utility. Across the first floor are three bedrooms and a modern bathroom suite, while to the outside the sizeable rear garden houses a habitable log cabin with an en-suite shower room which is currently in use as a fourth bedroom.

LOCATION

The property benefits from being within only a short walk from the village centre, it's popular range of shops, pubs and eateries with the village also being within easy reach of the market town of Wickham and Botley, which also has a mainline railway station. As well as the village also being on the edge of the South Downs National Park, that offers many lovely walks and has a network of bridleways, the village is also ideally situated for access to all main motorway links enabling direct routes to Winchester, Southampton, Portsmouth, Chichester, Guildford and London.

- WINCHESTER COUNCIL TAX BAND C
- EPC GRADE D
- TENURE - FREEHOLD
- EXTENDED FOUR BEDROOM HOME
- LOUNGE
- BATHROOM & WC
- LOG CABIN WITH A SHOWER ROOM
- DRIVEWAY





INSIDE

A double glazed front door opens to the entrance hall which has half panelled walls and is laid to herringbone wood effect flooring. The living room, set at the front of the house has fitted shutter blinds to the front elevation, is also laid to herringbone wood effect flooring while the room features a wood burning fire which creates a lovely focal point. A well proportioned dining room opens to a modern fitted kitchen, creating a nice open plan feel and makes this the perfect space to entertain and enjoy as a family. The kitchen itself, is set within the extended foot print of the house and has a good range of wall and base level work units with which feature quartz work surfaces over, which incorporate a butler sink and induction hob. Further integrated appliances include a double electric oven, fridge freezer, dishwasher and two wine coolers. Stylish tiled flooring leads to bi-folding doors at the rear which open to the patio. Completing the ground floor accommodation is a purposeful utility and WC that has space and plumbing for a washing machine and tumble dryer.

The first floor landing leads to all accommodation. The sizeable master bedroom is positioned at the front of the house and spans the width of the property, the room has two double glazed windows, both with fitted shutter blinds, an ornate feature fire place, three quarter height panelled wall and provides plenty of space for freestanding bedroom furniture, in addition to a fitted cupboard. Bedroom two also a well proportioned double room has a recess for a dressing area or a freestanding wardrobe. While bedroom three is a good size single room is positioned adjacent to well appointed bathroom suite. The bathroom has been re-fitted to an excellent standard and provides a panel enclosed bath with rainfall shower head over, WC and vanity wash hand basin, there is also attractive tiling to the floor and tiled walls to the principal areas and a traditional column style radiator.



OUTSIDE

To the outside the property is approached by a shingled driveway which allows off road parking for up to two vehicles. The expansive rear garden has a patio seating terrace extending from the rear of the house with a timber framed pergola, the garden then continues to an area laid to lawn and a garden path leads to the log cabin / fourth bedroom. Positioned a TO the rear boundary the well constructed cabin is currently in use a fourth bedroom and allows space for a double bed and study area while a sliding door opens to an en-suite shower room with WC and wash hand basin.

SERVICES

Gas, electricity, water and mains drainage are connected. Please note that one of the services or appliances have been tested by White & Guard.

Fibre Broadband is available with download speeds of up to 76 Mbps andupload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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.

