



10 Colt View, Bishops Waltham - SO32 1TF
£725,000

WHITE & GUARD

10 Colt View

Bishops Waltham, Southampton

Presenting a magnificent setting with scenic views of fields and countryside, this elegantly designed four-bedroom detached family residence boasts a detached double garage, a driveway, and an expansive rear garden. The property features spacious accommodation, including a living room, study, and a striking 27-foot kitchen dining room with an adjoining utility room. On the first floor, there are two en-suite bathrooms and a separate family bathroom. Built in 2023, the property benefits from the remaining portion of a 10-year new homes warranty and is finished to a high standard, including Amtico wood flooring, Porcelanosa tiling, and quartz kitchen work surfaces.

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 F
- EPC RATING B
- FREEHOLD
- FOUR BEDROOM DETACHED HOME WITH COUNTRYSIDE VIEWS
- 27FT KITCHEN DINING ROOM
- TWO ENSUITES AND FAMILY BATHROOM
- BUILT IN 2023 WITH THE REMAINING 10 YEAR NEW HOMES WARRANTY
- DETACHED DOUBLE GARAGE AND DRIVEWAY
- GOOD SIZE REAR GARDEN





INSIDE

Upon entering the property, you are greeted by a beautifully presented and inviting entrance hall, featuring Amtico wood flooring, which continues throughout the ground floor. The staircase leads to the first floor, while doors provide access to the main ground floor rooms. Adjacent to the hallway, there is a conveniently positioned cloakroom, complete with a WC, wash hand basin, and Porcelanosa half-tiled walls. The living room is found at the front of the house and double glazed windows provide a lovely outlook across fields, while set at the rear is the impressive 27ft kitchen dining family room. The kitchen itself comprises a matching range of wall and base level work surfaces with feature quartz work surfaces over which incorporate an inset gas hob and fitted sink unit with quartz drainer. Further integrated appliances include a double electric oven, fridge freezer and washing machine. The room extends into a sizeable dining and family area and has double glazed French doors opening onto the rear garden. A purposeful utility room can be found off the kitchen and offers a fitted quartz countertop that provides space and plumbing for a washing machine, tumble dryer and a wall mounted central heating boiler. Completing the ground floor accommodation is a well-proportioned study which offers flexible use to suit a prospective purchaser.

The first floor landing grants access to the loft space, all bedrooms, and the family bathroom. The master suite, offering stunning views of the surrounding fields and countryside, boasts a selection of fitted wardrobes, alongside ample space for additional bedroom furniture. Its en-suite shower room, features Porcelanosa tiled walls, an enclosed shower cubicle, WC, wash hand basin, and a heated towel rail. Bedroom two, equally spacious, includes fitted wardrobes and an en-suite shower room. Bedrooms three and four are also generously sized double rooms, each equipped with fitted wardrobes. The well-maintained family bathroom includes a panel enclosed bath with a shower attachment, a fitted shower screen, WC, wash hand basin, a heated towel rail, and Porcelanosa tiled walls.



OUTSIDE

The residence is situated at the end of a private road, offering seclusion and a remarkably tranquil living environment. Positioned in front of the house is a dual driveway that extends to a detached double garage, accessible through two up-and-over doors. An appealing front garden, partly lawned, offers views across surrounding fields. Furthermore, the generously-sized rear garden is predominantly grassed, with pedestrian access available through a side gate.

Agents Note: Please note we have been advised by our clients the property is subject to annual estate charge of approximately £216 Per Annum.

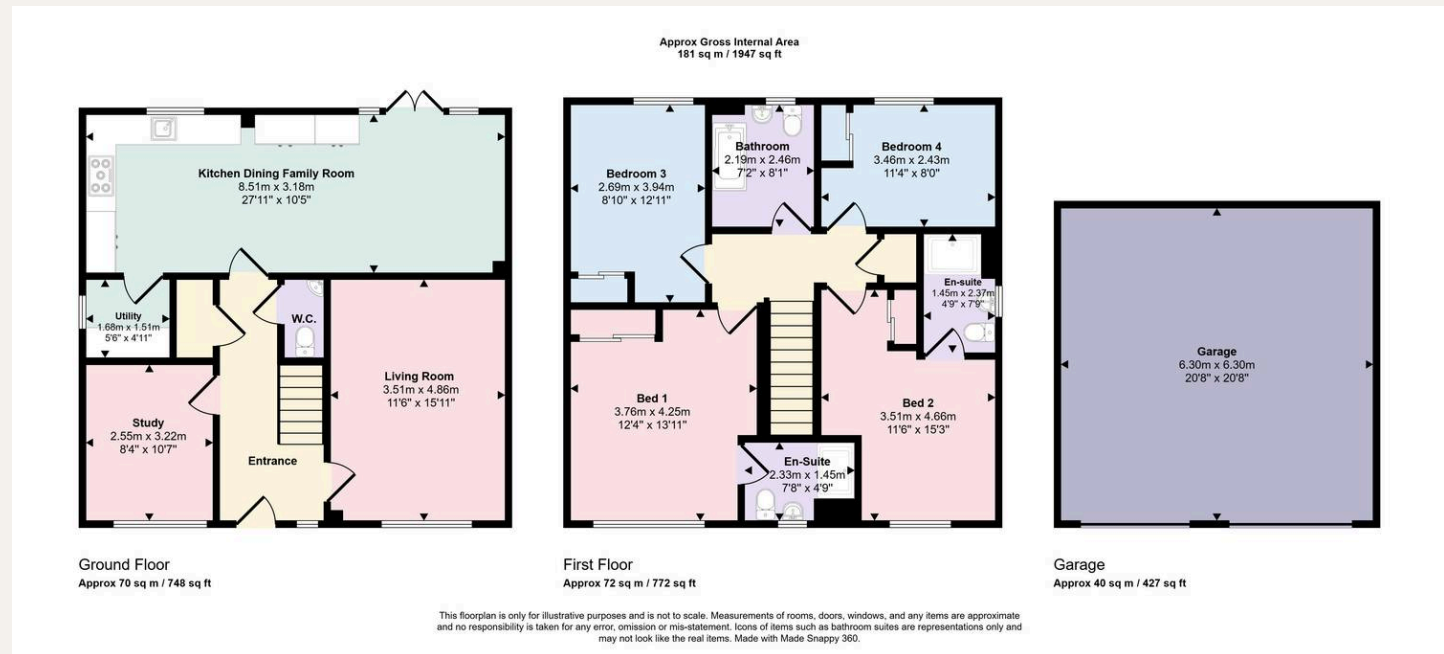
SERVICES:

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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