



Shop House Upham Street, Upham - SO32 1JA

In Excess of £550,000

WHITE & GUARD

Shop House Upham Street

Upham, Southampton

With a wealth of both charm and character as well as having been beautifully updated by the current owners, this lovely family home was originally the village shop, having been thoughtfully extended with a design that works perfectly for family life along with a wonderful light and airy feel throughout. On the ground floor the house has a 21ft sitting room with open fire and woodburning stove, a well proportioned family room and cloakroom. The heart of the house then being the large, stylishly fitted kitchen/dining room that enjoys views over the gardens. On the first floor there are then three good size bedrooms and bathroom with the master bedroom also being ensuite and having a separate dressing area. The gardens have been exceptionally well designed and carefully planted to both front and rear and a driveway then provides ample parking. To fully appreciate everything that this truly wonderful home has to offer in addition to its great location, an early viewing is undoubtedly a must.

LOCATION

Steeped in history the village of Upham has a thriving community and also has a popular C of E Primary School, recreation ground, church, village hall, two pubs, a village pond and even its own football club. The village is also a favourite starting point for country walks due to it being surrounded by beautiful countryside within the South Downs National Park. Southampton Airport is only 30 minutes away with Eastleigh and Parkway main line railway stations also being with easy reach. The pretty market towns of both Bishops Waltham and Wickham are also close-by, as are all main motorway access routes, enabling direct access to the Cathedral City of Winchester, Portsmouth, Southampton, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND E
- FREEHOLD WITH AN EPC RATING D
- THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE





INSIDE

The property is approached via a pathway leading to the front door which has a covered entrance. The front door opens into an entrance lobby that leads through into the light and airy sitting room. The sitting room is a double aspect room with windows to the front and rear, exposed beam, feature brick fireplace with wood burning stove inset and a door leading through to the spacious kitchen/diner. The kitchen is also a double aspect room with windows to the rear and side aspect and overlooking the garden along with a door that leads out to the paved patio seating area. The heart of the house then has to be the beautiful kitchen/dining room which is both well proportioned and a bright room that enjoys views over the garden. The kitchen itself has been fitted with a modern matching range of wall and base units with a range of integrated appliances including a double electric oven, microwave oven, electric double width hob, wine cooler, fridge/freezer and dishwasher. The room also has stylish wood effect flooring, spotlights, a door at one end leading through to a modern cloakroom and a further door towards the end of the room that leads out into the rear garden.

On the first floor, the landing provides access to all three bedrooms and the family bathroom. The master bedroom can be found to the front of the property with windows to the front aspect and benefits from a dressing area as well as an en-suite. The modern en-suite comprises a walk-in shower, low level WC and vanity sink unit. Bedroom two can be found to the rear of the property with a window overlooking the garden, whilst bedroom three has a window to the front aspect. The family bathroom comprises of a panelled bath with shower over, low level WC, vanity sink unit and a Velux window.

OUTSIDE

To the front of the property there is an enclosed lawned garden with established shrubs and hedging. A driveway provides ample off-road parking for several vehicles. A particular feature of the property is the attractive, mature enclosed rear garden which is mainly laid to lawn with a paved patio seating area, vegetable patch and is well stocked with various shrubs and trees. There is also a garden shed and pedestrian access.



SERVICES:

Water, electricity, Oil heating system and private drainage are connected.

Please note that none of the services or appliances have been

tested by White & Guard.

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.

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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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