



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 though 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.

T: 01489 893946

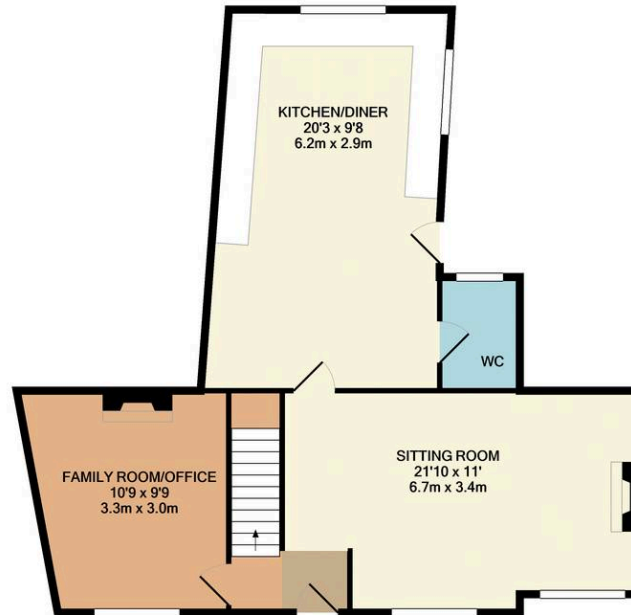
Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

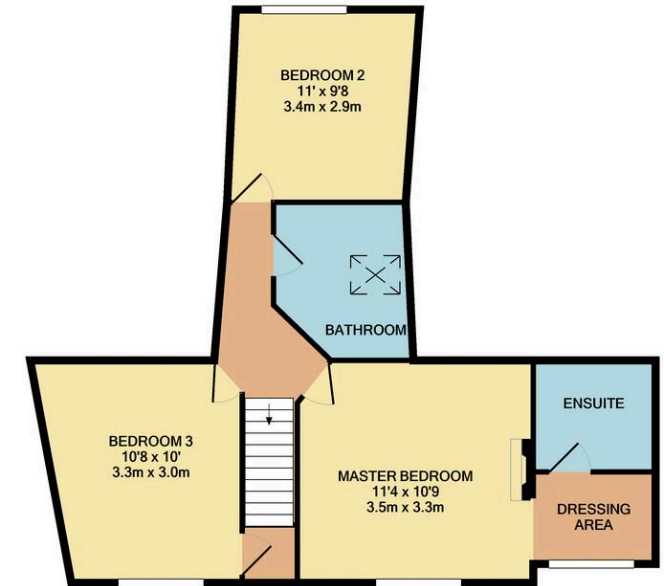
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Disclaimer

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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