



2 Oak Villas Winchester Road, Bishops Waltham - SO32 1BR

In Excess of £485,000

WHITE & GUARD



# 2 Oak Villas Winchester Road

## Bishops Waltham, Southampton

Ideally positioned and only a short stroll from the village centre, this beautiful period family home offers both space and versatility and also has planning permission granted to further extend, only adding to the property's overall appeal. As well as a wonderful light and airy feel throughout the house has some original features that include original parquet flooring in the entrance hall with rooms that flow beautifully throughout. On the ground floor there is a well proportioned sitting room, family room that also doubles as a playroom, a modern, fully integrated kitchen, large conservatory, utility and shower room. Whilst on the first floor there are then three double bedrooms, two of which have fitted wardrobes and tastefully designed, modern bathroom. Externally, to the front of the house there is a block paved driveway with a gate that leads through to a good size and well cared rear garden, The garden also has a bike store, workshop and original brick garden shed. With everything that this truly wonderful house has to offer, in addition to its great location, an early viewing is certainly a must.

### LOCATION

The property benefits from being within walking distance to Bishops 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 D
- EPC RATING D
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- SHOWER ROOM AND FAMILY BATHROOM
- PLANNING GRANTED FOR A SINGLE STOREY EXTENSION
- GOOD SIZE ATTRACTIVE REAR GARDEN







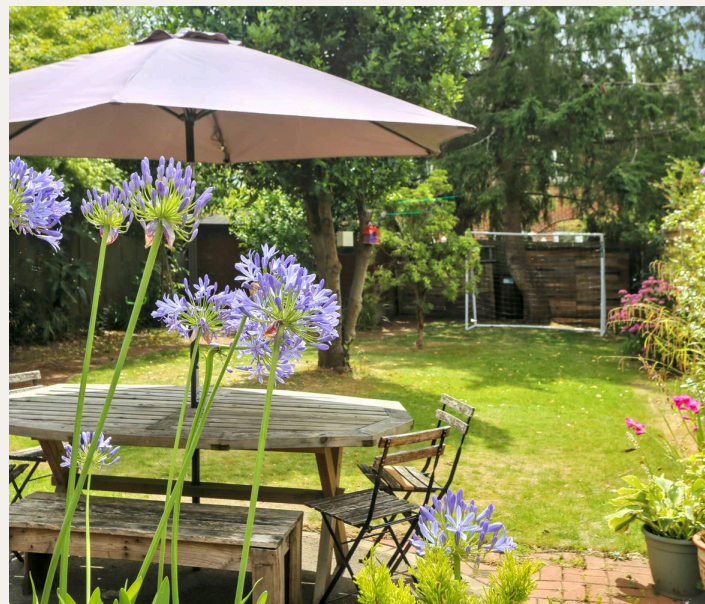
## INSIDE

The house is approached by the brick block paved driveway that leads up to the covered entrance porch and the attractive wooden and patterned glass door that takes you directly through to the inviting entrance hall. The hall itself has original parquet flooring, stairs to the first floor, understairs cupboards with separate recess to one end that provides hanging space for cloaks. The sitting room, a lovely bright room has two windows to the front with the main focal point of the room then being the fireplace with wooden surround and inset gas coal effect fire. The family/playroom has a window to the side and fireplace opening (a flue is connected but fireplace not used due the room mainly being now used as a playroom) and fitted shelving. The kitchen is fitted with a modern range of Oak wall and base units and has a range of appliances including a Cooke & Lewis induction hob and electric oven, dishwasher, fridge and freezer, with the room then having ceramic tiled flooring, spotlight and complimentary tiling to walls. The conservatory, which is also flooded with light, has wood effect flooring and French doors to the side that lead out onto the patio area with doors that then lead into both a utility room and shower room at one end.

On the first floor landing there is an airing cupboard, access to a sizable loft space with door that leads through to the bedrooms and bathroom. The master bedroom has two windows to the front and fitted wardrobes with inset drawers along one wall. Bedroom two, again a spacious room, overlooks the rear garden and has fitted wardrobes, whilst bedroom three, which again is a double room has a window to the side. The family bathroom has been fitted with a modern panelled bath with shower over, stylish wash hand basin set into a vanity unit with cupboards below and low level WC, the room also has a heated towel rail and is fully tiled.

## OUTSIDE

To the front of the house there is a brick paved driveway providing off road parking with raised borders that have been selectively planted. A gate then takes you directly through to the rear garden where there is a large patio area (the patio in part was formerly an extension to the driveway and could quite easily be put back should someone need more parking), leaving the rest of the garden mainly laid to lawn and planted with a variety of mature flower, tree and shrubs. Towards the end of the garden there is also a workshop, bike store and brick tool shed that directly adjoins the back of the house.





SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

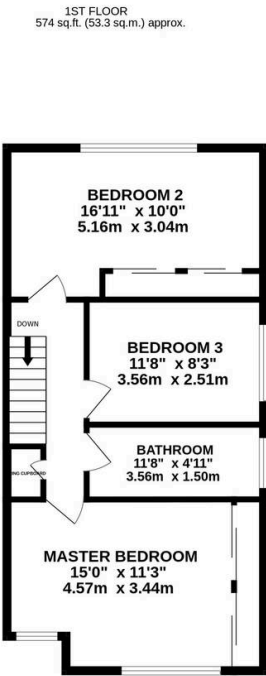
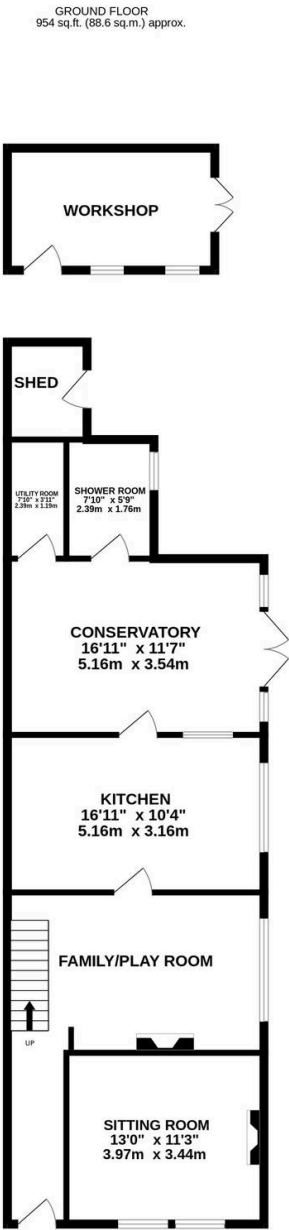
Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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Disclaimer

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TOTAL FLOOR AREA : 1528 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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