



Granary Court House Bank Street, Bishops Waltham - SO32 1AE

Guide Price £280,000

WHITE & GUARD

Granary Court House Bank Street

Bishops Waltham, Southampton

Tucked away on Bank Street in the very heart of Bishops Waltham, Granary Court House combines the ease of modern living with a setting steeped in history. The property sits within one of Hampshire's most charming market towns, where cobbled lanes, independent shops, and centuries-old architecture tell the story of a place that has been a thriving community for hundreds of years. From the front door, it's only a short stroll to cafés, pubs, and the remains of the medieval Bishops Waltham Palace, reminders of the town's rich heritage. Inside, the house is equally impressive. Vaulted ceilings give a sense of space and character, while two ensuite bedrooms provide privacy and comfort for family, guests, or even a flexible work-from-home set-up. A modern kitchen and adjoining utility room ensure that the practical side of day-to-day life is well catered for, without compromising on style.

LOCATION

The property benefits from being in Bishop 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.

- FREEHOLD
- EPC RATING C
- WINCHESTER COUNCIL BAND D
- NO FORWARD CHAIN
- TWO BEDROOM CHARACTER HOUSE
- OPEN PLAN LIVING KITCHEN AREA
- TWO BATHROOMS





INSIDE

Step through the farmhouse-style front door into a welcoming hallway, where warm wooden floors set the tone for the house's blend of character and modern design. From here, both bedrooms are easily reached, each thoughtfully finished with its own ensuite shower room. Tiled floor to ceiling in a stone-effect finish, these bathrooms feel contemporary yet understated, offering comfort and style in equal measure. Throughout this level, subtle spotlighting and sleek chrome sockets and switches give the interiors a polished, modern edge.

A softly carpeted stairway leads you upward, the painted brick wall alongside adding a touch of texture and charm. At the top, the house opens dramatically into a light-filled living space. Triple-aspect windows and roof lights flood the room with natural daylight, illuminating the bare beams and vaulted ceiling above. The effect is both airy and inviting, giving the space a sense of openness that's perfect for everyday living or entertainment.

At one end sits a high-gloss kitchenette, crisp and streamlined in its design. With roof windows positioned overhead, even meal preparation feels bright and uplifting, while the layout keeps the room social and versatile.

Discreetly tucked away on this floor is a compact utility room. Practical in its design, it neatly houses the boiler and washing machine, keeping day-to-day tasks out of sight while making excellent use of space.

The overall impression is of a home that balances practicality with personality; a property where historic touches and modern finishes come together seamlessly.



OUTSIDE

The front entrance is framed by a small, covered space, offering natural shelter. Enough space for a bench and some plants. Parking permits are available to purchase in Lower Basingwell Car Park, a very short stroll away.

SERVICES:

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

T: 01489 893946

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

E: bishopswaltham@whiteandguard.com

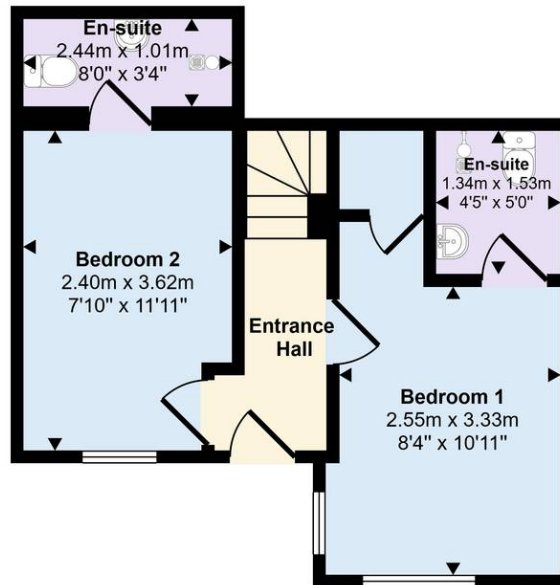
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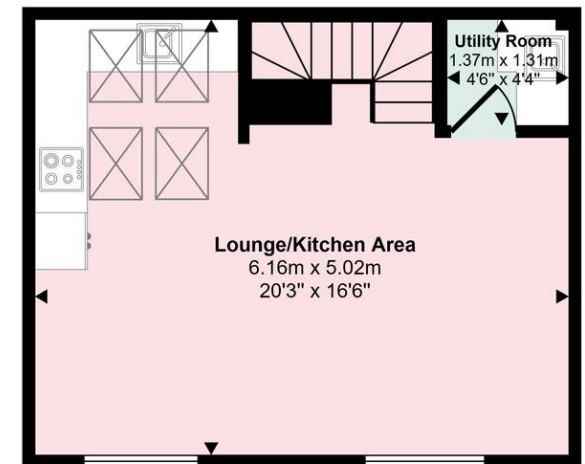
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Approx Gross Internal Area
60 sq m / 650 sq ft



Ground Floor
Approx 29 sq m / 315 sq ft



First Floor
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.