



68 Buttercup Road, Bishops Waltham - SO32 1RJ

In Excess of £650,000

WHITE & GUARD

68 Buttercup Road

Bishops Waltham, Southampton

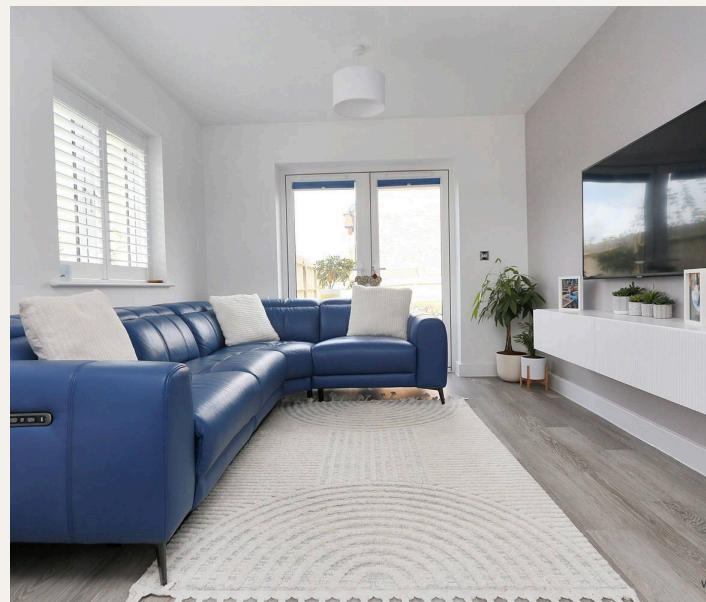
INTRODUCTION

Situated in a charming location within a sought-after Bishops Waltham development, offering scenic views of the surrounding countryside and allotments. This beautifully appointed four bedroom detached family home benefits from a detached double garage and driveway. Both spacious and well appointed, the accommodation across the ground floor includes a living room, expansive kitchen dining room, dedicated study and utility room. Across the first floor are four well proportioned double bedrooms with en-suite and four piece family bathroom, while externally the garden has been tastefully landscaped.

LOCATION

The property is just a short distance from Bishops Waltham's centre which offers a broad range of local shops, boutiques, restaurants and amenities; including a post office, several pubs, a doctor's surgery and regular bus services. There are also many beautiful walks and bridle paths close by. 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 also within easy reach.

- WINCHESTER COUNCIL BAND F
- EPC RATING B
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME WITH COUNTRYSIDE VIEWS
- KITCHEN DINING ROOM
- STUDY & UTILITY
- ENSUITE TO MASTER BEDROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- DETACHED DOUBLE GARAGE





INSIDE

A covered porch leads to a double glazed composite front door which opens into a welcoming entrance hall, stairs lead to the first floor and doors open to the principal living spaces. Found off the hallway is a conveniently located cloakroom WC that provides a WC, wash hand basin, heated towel rail and double glazed window to the front elevation with fitted shutter blind. The dual aspect living room is set at the rear of the house and enjoys a pleasant outlook onto the garden through double glazed French doors. Sure to be the hub to this lovely home is the bright and spacious kitchen dining room. The high specification kitchen features a range of matching wall and base level units with striking quartz work surfaces over which incorporate an inset sink and quartz drainer, alongside an AEG induction hob and AEG double electric oven, while further integrated appliances include a fridge freezer and dishwasher. A central island also with fitted quartz countertop provides breakfast bar seating, the room extends to the rear to provide a dedicated dining area and French doors open to the garden. An adjoining and purposeful utility room houses a wall mounted central heating boiler, in keeping with the kitchen has a range of quartz work surfaces with inset sink and there is space and plumbing provided for a washing machine. Completing the ground floor space is a dedicated study, the twin aspect room delivers an attractive open outlook providing the perfect space to productively work from home.

A spacious first floor landing has access to the loft space and a fitted airing cupboard. Bedroom one, a good size double room is set at the rear of the house and provides elevated views across open fields. Allowing plenty of space for freestanding bedroom furniture the room also features a modern en-suite shower room. The remaining three bedrooms are all well-appointed double rooms, presented in immaculate condition and allow for freestanding wardrobes and furniture. A four piece family bathroom offers a panel enclosed bath with shower attachment, an enclosed mains shower cubicle, floating wash hand basin, WC and chrome heated towel rail furthermore there is attractive tiling to the principal areas.



OUTSIDE

To the outside a driveway provides off road parking and vehicular access is given to a detached double garage via two up and over doors with power and lighting. The pretty rear garden has been landscaped to provide an extended patio terrace, well maintained lawn and is set with established plant and shrub borders.

Agents Note: Please note the property will be subject to an annual estate charge but this is still to be confirmed by the original developer.

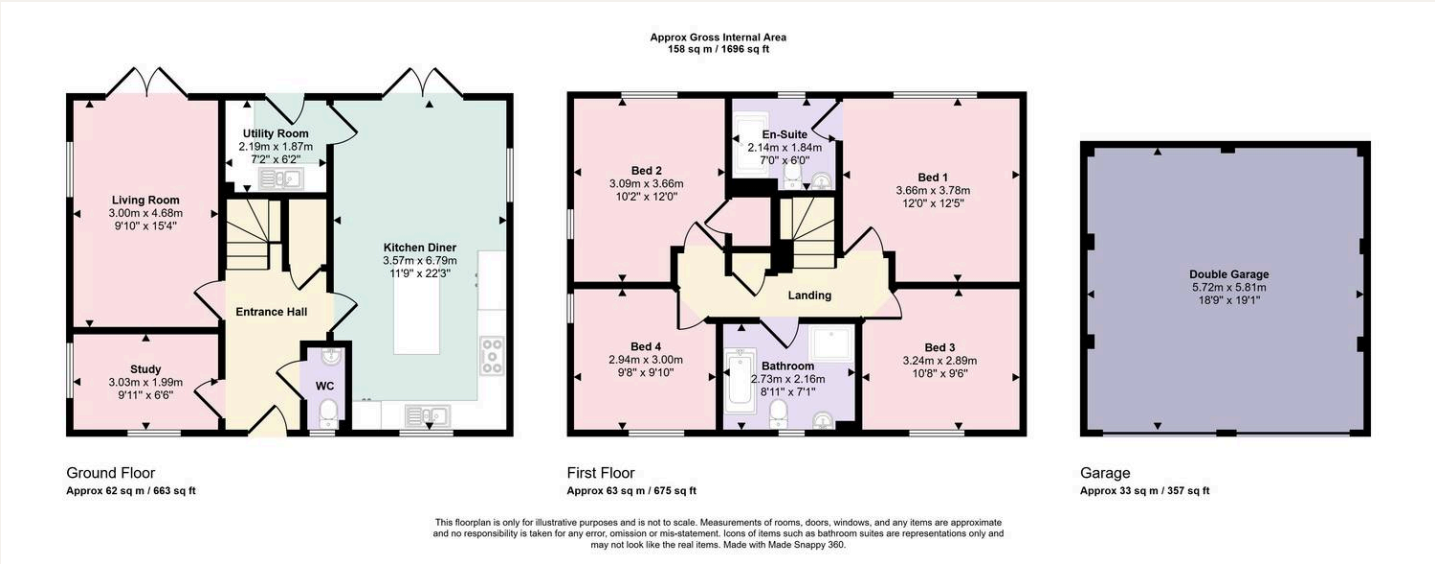
SERVICES:

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.



T: 01489 893946

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

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

