



13 Brook Street, Bishops Waltham - SO32 1AX

In Excess of £400,000

WHITE & GUARD

13 Brook Street

Bishops Waltham, Southampton

INTRODUCTION

Tucked away in the very heart of Bishops Waltham, 13 Brook Street offers the rare opportunity to live within immediate reach of all that this historic market town has to offer. With cafés, independent shops, everyday amenities and the lively town square just steps from the door, the convenience of this location is hard to overstate. The property itself unfolds across three well-planned floors, providing flexible accommodation that can adapt to a variety of needs: whether that's creating separate living areas, a home office, or space for guests. Large windows and a thoughtful layout allow natural light to pour through each level, giving the home an uplifting and welcoming feel.

LOCATION

Bishops Waltham is a quintessential English market town, full of character and history, yet wonderfully placed for modern living. Nestled at the foot of the South Downs, the town offers a unique balance of countryside charm and everyday convenience. Strolling through the high street, you'll find an inviting mix of independent boutiques, cosy cafés, traditional pubs, and essential services, all set against a backdrop of period architecture and a lively community spirit.

- WINCHESTER COUNCIL BAND D
- EPC RATING C
- FREEHOLD
- THREE BEDROOM TOWNHOUSE
- CENTRAL BISHOPS WALTHAM LOCATION
- KITCHEN DINING ROOM
- LOUNGE
- GARAGE
- LOW MAINTENANCE REAR GARDEN





INSIDE

Step through the front door into the hallway, with its beech-toned wood flooring, which feels warm and inviting; a space that draws you in and sets the tone for the rest of the home. From here, the house opens into the heart of the ground floor: a generous kitchen and dining space designed for both everyday living and relaxed entertaining.

The tiled flooring is practical and stylish, while the proportions of the room easily allow for a large dining table where friends and family can gather. At the far end, wide French doors frame the view of the garden. Step outside and you'll find a private, low-maintenance space laid with artificial grass, perfect for morning coffee, summer evenings with a glass of wine, or simply enjoying fresh air without the fuss of constant upkeep. A handy downstairs toilet is hidden away off the entrance hall. A welcomed addition to any busy household.

Climb the stairs to the first floor, where a sense of comfort takes over. The lounge is a cosy retreat, filled with natural light that streams through its windows, making it an uplifting place to unwind at the end of a busy day. Alongside it sits the third bedroom, the smallest of the three, which could be a snug guest room, a study for home working, or even a hobby space. Its flexibility allows it to evolve with your lifestyle.

The second floor reveals the home's more private spaces. Here, the master bedroom provides a calm, restful atmosphere, while the second bedroom offers generous proportions for family, guests, or simply extra space. A well-appointed family bathroom completes this floor, designed to serve the needs of modern living with ease.

OUTSIDE

The property comes complete with the sought after convenience of a detached garage, suitable for a vehicle to be kept guarded from the elements, or indeed, provide storage. The space in front provides space for an additional car.



SERVICES:

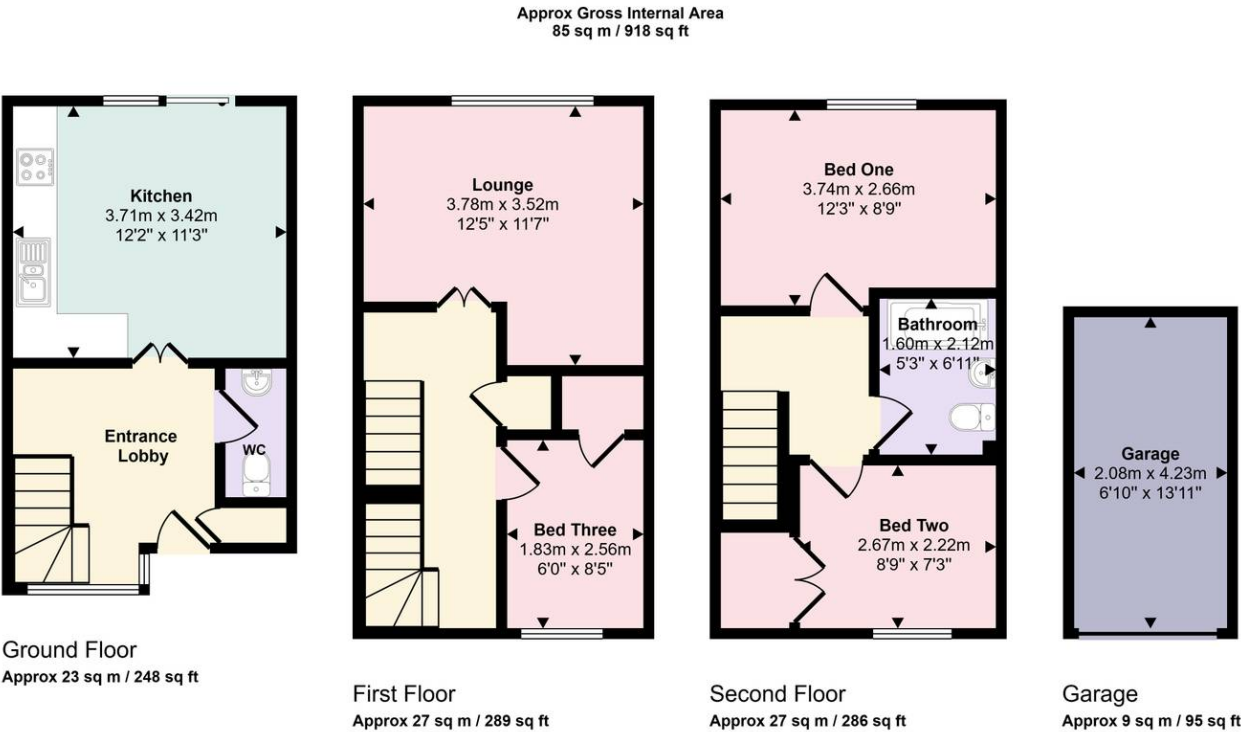
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

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

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.



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.