



45 Elm Road, Bishops Waltham - SO32 1JR
£290,000

WHITE & GUARD

45 Elm Road

Bishop's Waltham, Southampton

INTRODUCTION

Nestled in a desirable residential setting just off Rareridge Lane, this beautifully presented three-bedroom home offers a wonderful combination of modern comfort, practical living space and village convenience. Ideally positioned within easy walking distance of Bishop's Waltham's charming centre, highly regarded schools and a range of everyday amenities, the property is perfectly suited to families, professionals and those seeking a well-connected village lifestyle. Thoughtfully arranged over two floors and finished to an excellent standard throughout, this attractive home provides versatile accommodation designed to meet the demands of modern living.

LOCATION

Bishop's Waltham is one of Hampshire's most sought-after market towns, renowned for its historic character, thriving community and excellent range of local amenities. The picturesque village centre offers an array of independent shops, cafés, restaurants and public houses, whilst highly regarded schools and recreational facilities are all within easy reach. The property enjoys a particularly convenient position just a short stroll from the heart of the village, with excellent transport links to Winchester, Southampton, Portsmouth and the South Coast. Surrounded by beautiful countryside and scenic walking routes, Bishop's Waltham offers the perfect balance between rural charm and everyday convenience.

- FREEHOLD
- EPC RATING C
- WINCHESTER COUNCIL BAND B





INSIDE

A welcoming entrance hall provides an inviting first impression and leads through to the well-planned ground floor accommodation. The contemporary kitchen is fitted with a comprehensive range of wall and base units, generous work surfaces and ample storage, creating a practical and stylish space for everyday cooking and entertaining.

Adjacent to the kitchen is a useful utility area along with a dedicated home office space, ideal for those working remotely or requiring additional flexibility.

To the rear of the property, the bright dual-aspect sitting and dining room forms the heart of the home. Filled with natural light, this spacious room provides an excellent setting for both relaxed family living and entertaining guests, with ample space for seating and dining arrangements.

The first floor offers three well-proportioned bedrooms, including a principal bedroom and second bedroom both benefitting from extensive fitted wardrobes. A modern family bathroom serves all three bedrooms and completes the accommodation.

OUTSIDE

The rear garden enjoys a good degree of privacy and has been designed for ease of maintenance, with a generous lawn providing an ideal space for children to play, pets to enjoy or simply to relax outdoors. A brick-built storage unit offers valuable additional storage, while a rear gate provides convenient access to the allocated parking area situated directly behind the property.

Combining attractive outdoor space with practical parking and a highly desirable village location, this delightful home presents an exceptional opportunity for a wide range of buyers.



SERVICES:

Gas, water, electricity and mains 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.

- BEAUTIFULLY PRESENTED THREE-BEDROOM HOME
- WITHIN WALKING DISTANCE OF BISHOP'S WALTHAM TOWN CENTRE
- SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS
- IDEAL FOR FAMILIES, PROFESSIONALS AND DOWNSIZERS ALIKE
- PRIVATE AND ENCLOSED REAR GARDEN
- BRICK-BUILT STORAGE UNIT PROVIDING ADDITIONAL STORAGE SPACE
- ALLOCATED PARKING LOCATED DIRECTLY BEHIND THE PROPERTY

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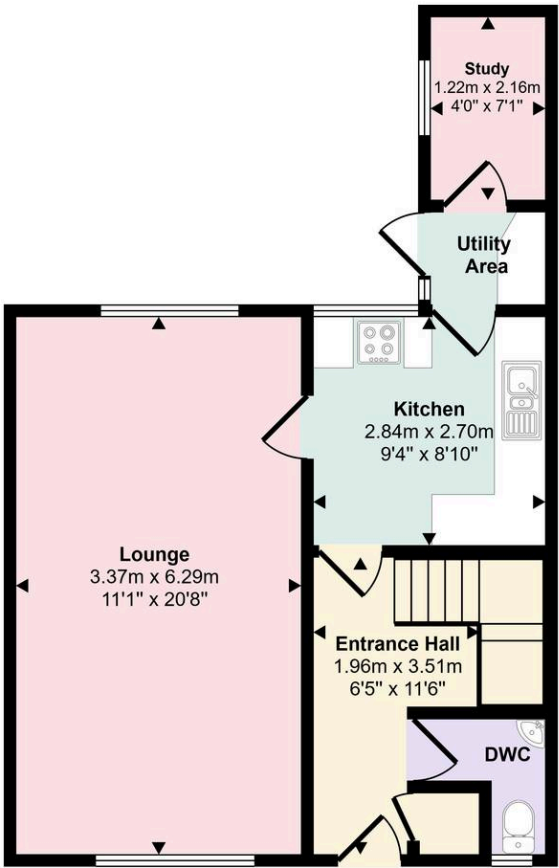
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Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

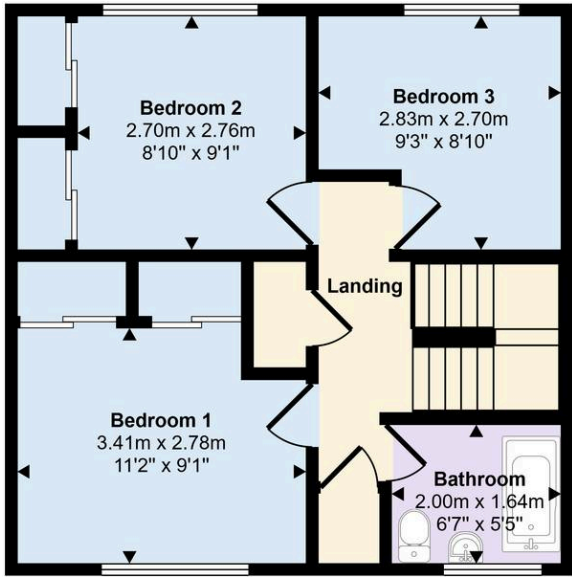
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Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor
Approx 44 sq m / 475 sq ft



First Floor
Approx 41 sq m / 445 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.