Miss Batts Cottage
Bank Street
Bishops Waltham
SO32 1AN

Byrne & Co
ESTATE AGENTS
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MISS BATTS COTTAGE

PRICE GUIDE: £450,000

The Property

A wonderful opportunity to acquire a delightful character cottage in the heart of the historic small town of Bishops Waltham at the southern end of the Meon Valley. This c1600 Grade II timber framed dwelling enjoys a wealth of character features to include exposed ceiling and wall beams. The accommodation is arranged on three floors to include a spacious loft room. Miss Batts Cottage is very well presented throughout so an early viewing is very highly recommended.

*** NO ONGOING CHAIN ***
*** POPULAR CENTRAL LOCATION * PERMIT PARKING ***
*** CHARACTER GRADE II LISTED COTTAGE ***
*** DINING/SITTING ROOM * EXPOSED BEAMS ***
*** CONSERVATORY * KITCHEN * CELLAR***
*** THREE BEDROOMS * BATHROOM * LOFT ROOM ***
*** ATTRACTIVE SECLUDED WALLED GARDEN ***

The Location

Bishops Waltham is an historic small town at the southern end of the Meon Valley which offers all local amenities. It has easy access to the towns of Hedge End and Fareham, which in turn offer links to the M27 motorway network. Bank Street is at the top of the High Street in a very central location.

Directions

From Wickham Square proceed to Bishops Waltham and turn right at the roundabout to the town centre. Follow the one way system then turn right into Bank Street where Miss Batts Cottage can be found on the right hand side.

ACCOMMODATION

Timber front door opening to;
ENTRANCE PORCH Glazed door opening to:
DINING/SITTING ROOM Lead paned bow window to front with secondary glazing, lead paned window to front with secondary glazing, staircase to first floor, feature brick fireplace with quarry tiled hearth, exposed wall and ceiling beams, radiators, door to cellar, glazed door to conservatory, door opening to:
KITCHEN Double glazed window to side, velux window, fitted with a range of wall and base units with granite work surfaces over, inset one and a half bowl sink unit with cupboard below, partially tiled walls, built in electric oven*, gas hob* with extractor * over, integrated dishwasher*.
CONSERVATORY Double glazed windows to rear, pitched roof, plumbing for washing machine, double glazed casement doors opening onto garden.
CELLAR Tiled floor, power and light connected, gas boiler* servicing central heating* and hot water system*.

FIRST FLOOR

LANDING Staircase to loft room, panelled doors opening to:
BEDROOM ONE Lead paned bow window to front with secondary glazing, exposed wall beams, understairs cupboard, radiator.
BEDROOM TWO lead paned bow window to front with secondary glazing, window to side with secondary glazing, exposed wall beams, built in wardrobe, radiator.
BEDROOM THREE Double glazed window to rear overlooking garden, exposed wall beams, airing cupboard housing tank, radiator.
BATHROOM Double glazed window to rear, suite comprising of tiled shower cubicle, panelled bath, low level wc., pedestal wash hand basin, partially tiled walls, built in storage cupboard, ladder style radiator.
W.C. Double glazed window to rear, low level w.c.

SECOND FLOOR

LOFT ROOM Skilling ceilings, double glazed window to rear, window to side, exposed beams, eaves storage cupboard, radiators.

OUTSIDE

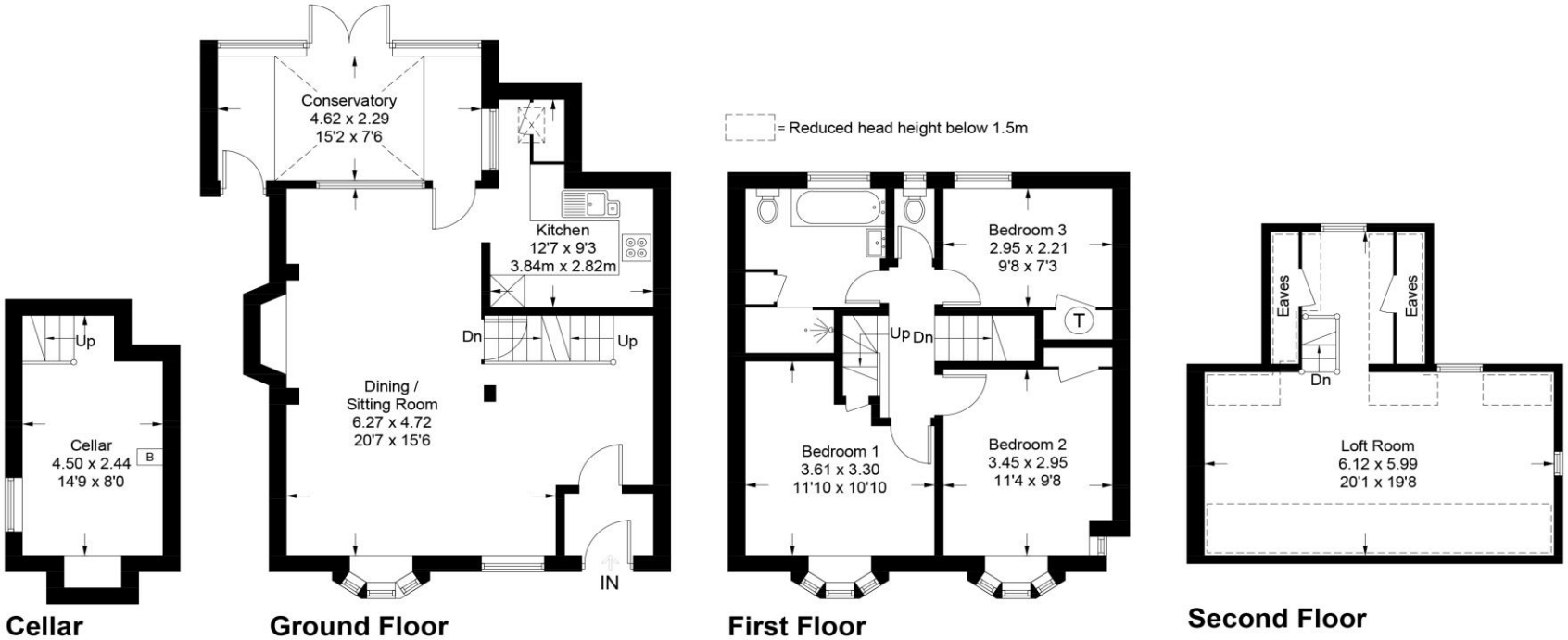
The property has a side passageway from Bank Street opening onto the secluded, attractive walled **REAR GARDEN** which is mainly paved with numerous shrubs and borders.

TENURE Freehold
SERVICES All main services.
LOCAL AUTHORITY: Winchester City Council
COUNCIL TAX BAND: E

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

Viewing strictly by appointment with vendor's sole agent BYRNE & CO of Wickham

Approximate Gross Internal Area = 129.1 sq m / 1390 sq ft
(Including Eaves)
Cellar = 10.8 sq m / 116 sq ft
Total = 139.9 sq m / 1506 sq ft



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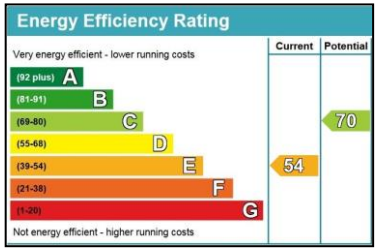

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