



65 Oak Road, Bishops Waltham - SO32 1ER

In Excess of £275,000

WHITE & GUARD

# 65 Oak Road

## Bishops Waltham, Southampton

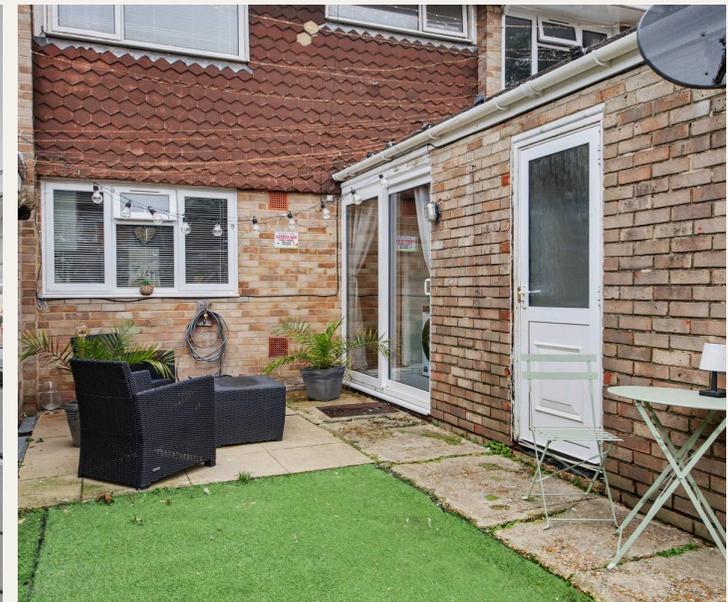
### INTRODUCTION

Tucked away in the heart of a friendly village setting, 65 Oak Road is the kind of home that instantly makes you feel welcome. Full of warmth, character and thoughtfully arranged spaces, this charming three-bedroom mid-terrace property is perfectly suited to young families or first-time buyers dreaming of a home that balances cosy comfort with sociable living. Whether it's relaxed evenings by the fire or summer afternoons in the garden, this is a house designed for making memories.

### LOCATION - VILLAGE LIFE WITH EASY CONNECTIONS

Set within the sought-after village of Bishops Waltham, this home enjoys the best of both worlds: a strong sense of community alongside excellent connectivity. Local shops, cafés, schools and countryside walks are all within easy reach, making day-to-day life wonderfully convenient. For commuters, swift access to the M27 links you effortlessly to Southampton, Portsmouth and beyond. Whether you're raising a family, starting your property journey or simply craving a lifestyle that blends village charm with modern accessibility, Oak Road is perfectly placed to deliver it all.

- WINCHESTER COUNCIL BAND B
- EPC RATING C
- FREEHOLD
- THREE BEDROOM MID TERRACED HOME
- MODERN KITCHEN DINER
- LOUNGE WITH LOG BURNER
- PRIVATE ENCLOSED GARDEN





## INSIDE

Step through the porch entrance, ideal for neatly storing coats, shoes and everyday essentials – and you're welcomed into a cosy lounge where a charming log burner takes centre stage, creating the perfect spot to unwind on cooler evenings. The heart of the home lies to the rear, where a spacious open-plan kitchen and dining area invites family meals, entertaining friends or keeping an eye on homework while dinner is cooking. Light-filled and practical, this is a space that adapts effortlessly to modern family life.

Upstairs, three well-proportioned bedrooms offer flexibility for growing families, home working or guest accommodation, all served by a family bathroom. To the rear of the property, a handy sun room provides additional storage while also offering potential as a hobby space or peaceful retreat.

## OUTSIDE

The garden is a real hidden gem: private, enclosed and thoughtfully arranged for both relaxation and play. A raised seating area tucked away at the back offers a secluded spot for morning coffees, evening drinks or summer barbecues, while the rest of the garden provides space for children to play or keen gardeners to get creative. It's a wonderful extension of the home, perfect for enjoying outdoor living without compromise

## 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.



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#### ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**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 £30 + VAT per owner.

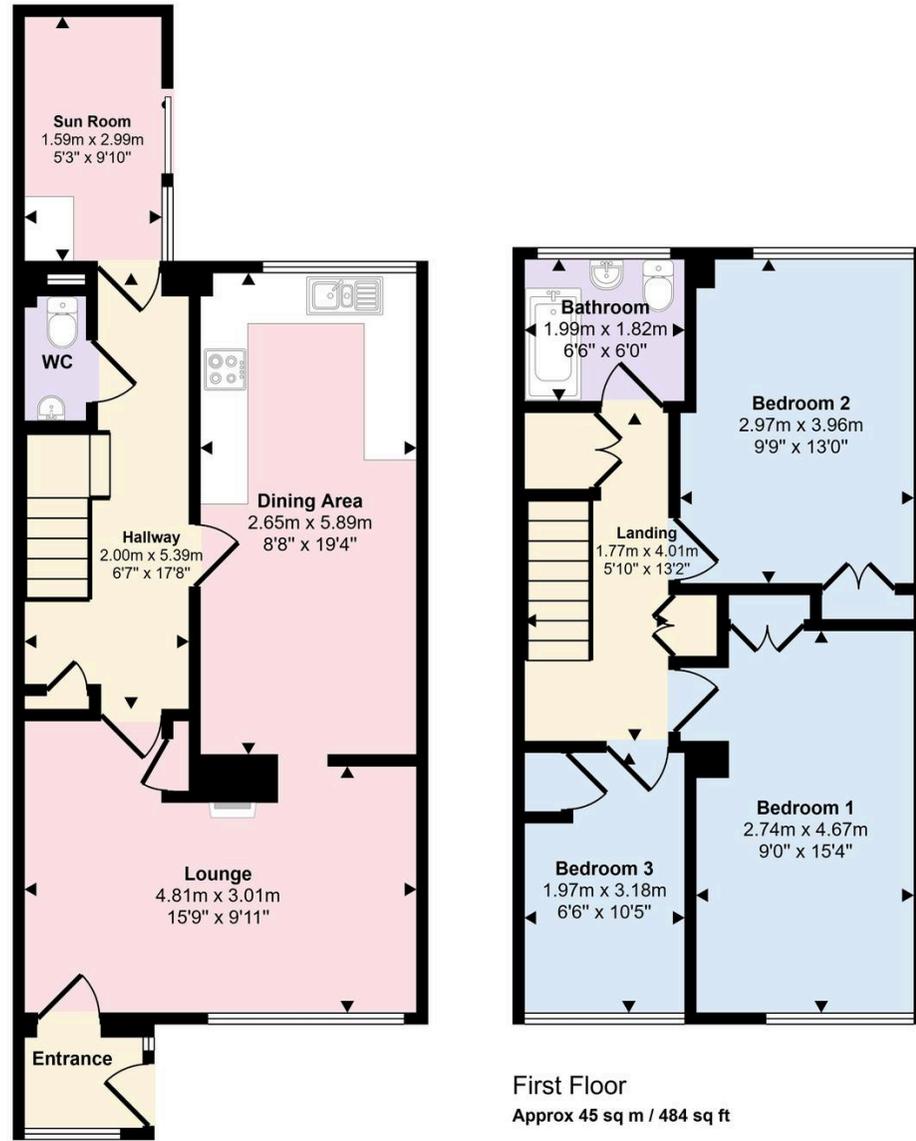
#### DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or 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.

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Approx Gross Internal Area  
95 sq m / 1024 sq ft



Ground Floor  
Approx 50 sq m / 540 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.