



Judges Gully, Bishopstoke, SO50 | Guide Price £440,000  
3 Bed Detached House, Garage, Landscaped Garden, Open Plan Kitchen Dining Room

#### CONTACT

- 01435 692200
- David@vcdestates.co.uk
- www.vcdestates.co.uk

**Neutrally Presented 3 Bedroom Detached Home | Judges Gully, Bishopstoke  
Freehold | Garage & Driveway | Landscaped Garden | NHBC Warranty Remaining**



## INTRODUCTION

**Guide Price £440,000**



Built just seven years ago by Bovis Homes, this modern property has been thoughtfully upgraded throughout and still benefits from the remaining NHBC warranty.

The home offers a spacious lounge, open-plan shaker style kitchen/dining room with integrated appliances and garden access, plus three bedrooms including a main with ensuite and built-in wardrobes.

Outside you'll find the landscaped low-maintenance garden, tandem driveway, and 22ft garage, along with the bonus of solar panels for reduced energy costs.

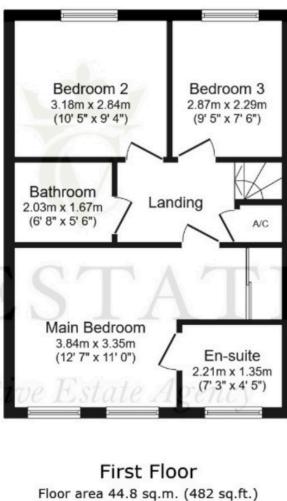
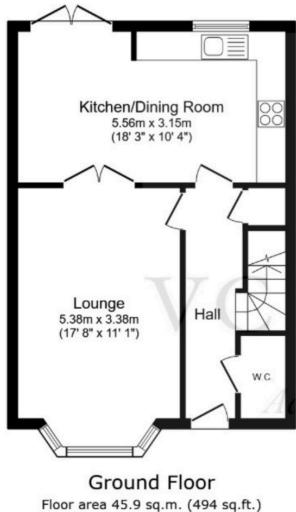
Located close to excellent schools, local amenities, and transport links, this is a fantastic opportunity to secure a high-spec family home in a prime location.

## KEY FEATURES

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- Three bedroom detached house
- Spacious 18ft shaker style kitchen dining room
- 17ft Lounge with shutter blinds
- Principal bedroom with ensuite & built-in wardrobes
- Landscaped rear garden with Astroturf lawn and patio
- Downstairs WC and family bathroom
- 22ft Garage with parking for two cars in tandem





Total floor area: 111.3 sq.m. (1,198 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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## AREA INFORMATION: JUDGES GULLY, BISHOPSTOKE

Judges Gully is a modern and family-friendly development set in a peaceful corner of Old Bishopstoke. Families are particularly drawn to the area thanks to the development's inclusion in the catchment for the highly regarded Stoke Park Infant and Junior Schools. Within the development itself, there's a well maintained play area making it ideal for young families and those who enjoy having green space right on their doorstep.

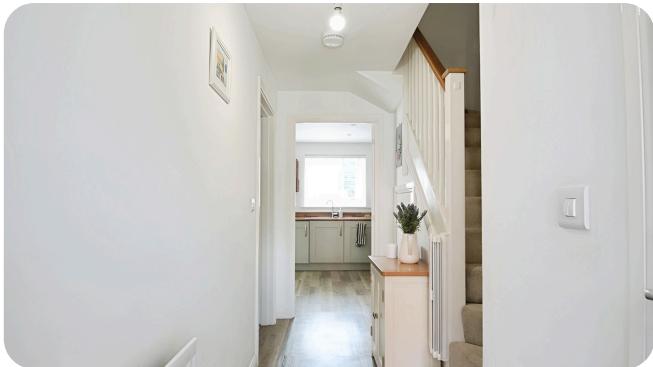
Nature lovers will appreciate the proximity to the River Itchen, Stoke Park Woods, and a nearby local nature reserve — all within walking distance. Whether it's riverside walks, dog-friendly trails, or weekend bike rides through the woods, there's no shortage of outdoor adventures close to home.

Eastleigh town centre is just a short drive away, offering a range of shops, supermarkets, cafés, and a mainline train station with direct services to Southampton, Winchester and London Waterloo. For drivers, the M27 and M3 are also easily accessible, making this a convenient base for commuters.

### KEY INFORMATION

- Annual Service Charge approx £274 PA
- Local Authority: Eastleigh Borough Council
- Council Tax Band: D
- EPC Rating: B - 89
- Catchment School: Stoke Park Infants & Junior School
- Catchment Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway, Garage and On Street
- Viewing: By Appointment Only





CLAIRES FAY  
023 8251 9295

claire@vcstates.co.uk  
 www\_vcstates.co.uk  
 @vcstates



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## DISCLAIMER

All dimensions and measurements provided are approximate and intended solely as a general guide. VC Estates has not tested any fixtures, fittings, or appliances mentioned within these particulars, and therefore cannot confirm their functionality or condition. Prospective purchasers are encouraged to liaise with the relevant local authority to verify council tax bands and associated charges.

Images included in these particulars are for illustrative purposes only and should not be assumed to reflect items included in the sale. While every effort has been made to ensure accuracy, the information provided does not form part of any offer or contractual agreement. VC Estates strongly advises that solicitors thoroughly review all details—particularly property boundaries, and the results of local authority searches—during pre-contract enquiries as part of the due diligence process.

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