



13 Albert Road, Bishops Waltham - SO32 1DL  
£280,000

WHITE & GUARD

# 13 Albert Road

## Bishops Waltham, Southampton

Tucked away within one of Bishop's Waltham's most charming residential streets, this delightful period cottage perfectly balances character, comfort and village living. Behind its attractive façade lies a home rich in warmth and personality, where thoughtfully arranged accommodation and a generous garden create an enviable lifestyle opportunity. Whether enjoying cosy evenings beside the fire, entertaining friends, or exploring the thriving market town just moments away, this is a property designed to be enjoyed as much as admired.

### LOCATION

Albert Road enjoys a highly desirable position in the heart of the historic market town of Bishop's Waltham, a community renowned for its independent shops, welcoming cafés, traditional pubs and vibrant village atmosphere. The picturesque High Street is just a short stroll away, offering an excellent selection of everyday amenities, while the surrounding Hampshire countryside provides endless opportunities for walking, cycling and outdoor pursuits. Combining rural charm with excellent connectivity to Winchester, Southampton and Portsmouth, Bishop's Waltham continues to be one of Hampshire's most sought-after locations for those seeking a relaxed pace of life without compromising on convenience. The area is particularly noted for its attractive period homes and strong sense of community.

- BEAUTIFUL BLEND OF CHARACTER FEATURES AND MODERN-DAY COMFORT
- CHARMING PERIOD COTTAGE IN A SOUGHT-AFTER LOCATION
- GENEROUS PRIVATE GARDEN
- SHORT WALK TO BISHOP'S WALTHAM TOWN CENTRE
- CLOSE TO LOCAL AMENITIES AND COUNTRYSIDE WALKS
- RICH IN CHARM, PERSONALITY AND PERIOD APPEAL





## INSIDE

Step through the front door and into a wonderfully inviting open-plan sitting and dining room, where a characterful log-burning stove forms an attractive focal point, subtly dividing the space into two distinct yet connected living areas. Rich in atmosphere and perfectly suited to both quiet evenings and social gatherings, the room exudes the timeless charm expected of a cottage of this nature.

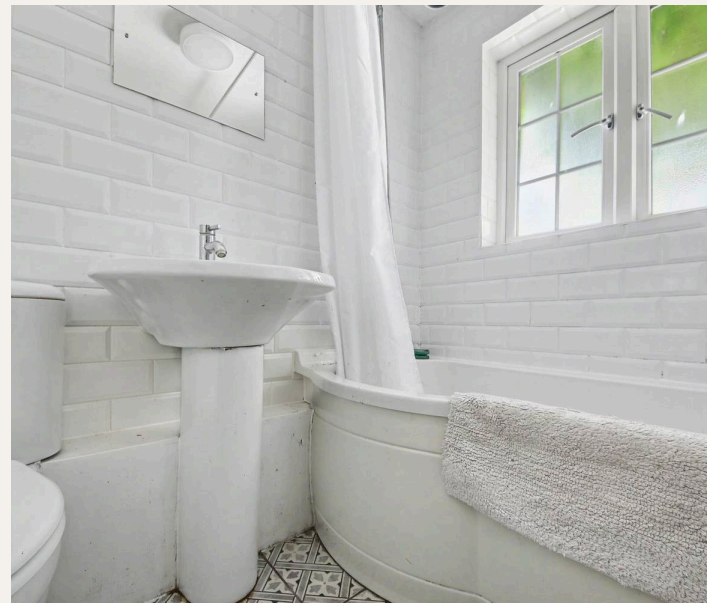
Beyond, the well-appointed kitchen is flooded with natural light, creating a bright and uplifting environment in which to cook and entertain. Thoughtfully designed cabinetry and ample workspace ensure practicality without compromising on style.

The first floor offers two generously proportioned bedrooms, each enjoying a peaceful outlook and ample space for furnishings. Together they create comfortable and versatile accommodation, equally suited to professionals, downsizers or those seeking a characterful weekend retreat.

## OUTSIDE

A particular highlight of the property is the surprisingly generous rear garden. Extending beyond what one might expect from a central village cottage, this delightful outdoor space offers tremendous potential for landscaping, entertaining or simply unwinding in the sunshine. Whether envisioned as a cottage garden bursting with colour, a productive kitchen garden, or a series of outdoor entertaining spaces, the possibilities are plentiful.

The garden perfectly complements the home's charming interior, providing a private sanctuary from which to enjoy the changing seasons and the relaxed lifestyle that makes Bishop's Waltham such a special place to call home.



**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; Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

- EPC RATING D
- FREEHOLD
- WINCHESTER COUNCIL BAND B

**T: 01489 893946**

Brook House, Brook Street, Bishops Waltham,  
Southampton, Hampshire, SO32 1AX  
E: [bishopswaltham@whiteandguard.com](mailto:bishopswaltham@whiteandguard.com)  
W: [whiteandguard.com](http://whiteandguard.com)

**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 £40 + VAT for these checks per applicant.

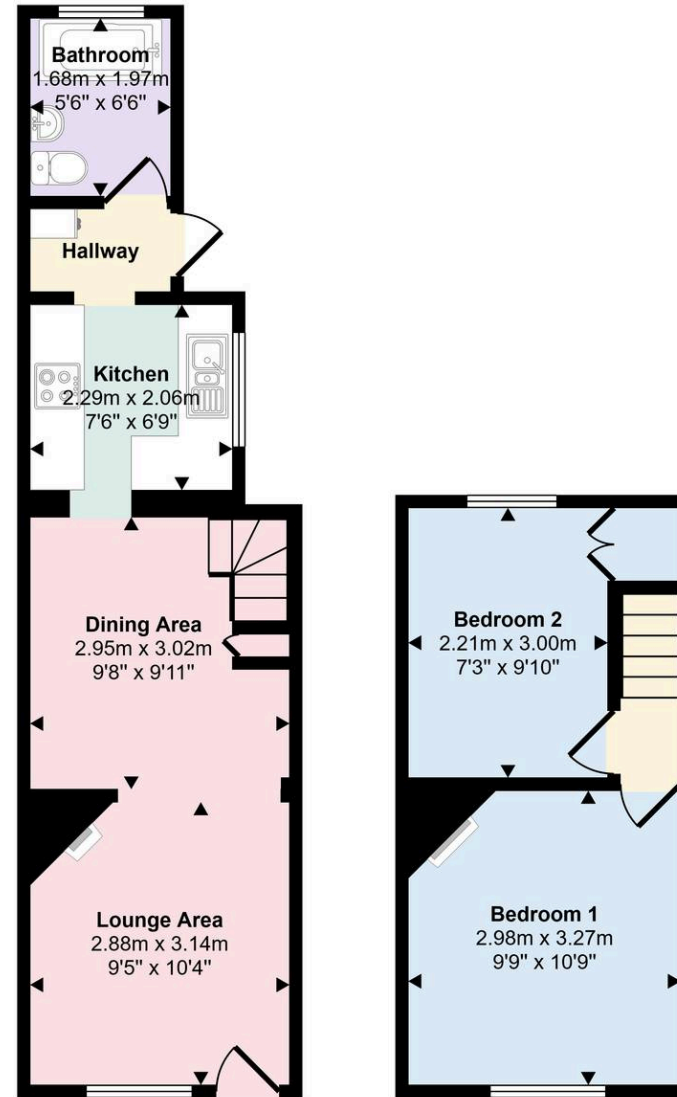
**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

**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.



**Approx Gross Internal Area  
49 sq m / 525 sq ft**



**Ground Floor**  
Approx 29 sq m / 316 sq ft

**First Floor**  
Approx 19 sq m / 209 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.