



Grovers Field | Bishops Waltham | Southampton | SO32 1QL

Asking Price £775,000



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W&W are delighted to offer for sale this superb opportunity to acquire a 2016 Bargate Homes built home, offered for the first time since new. This substantial four-bedroom property boasts a versatile layout including an enviable kitchen/dining room, utility room, cloakroom, a separate study, and a formal lounge. The addition of a high-specification orangery with a glass roof allows for year-round enjoyment of the beautifully stocked, landscaped gardens. Located in a sought-after pocket of Bishop's Waltham, the home includes an en-suite to the master, a detached garage, and generous parking.

Grovers Field is in the highly sought after village location of Bishops Waltham. This historic market town in the Meon Valley enjoys a broad range of independent shops, cafés, restaurants and salons. The many independent shops are complemented by miles of walking and cycling trails, from nature reserves to meandering riversides. Bishop's Waltham has excellent transport links to both the A3 and M3 motorway. The nearby cities of Winchester, Southampton and Portsmouth all lie within 30 minutes' drive.







Built in 2016 by the highly respected Bargate Homes and coming to the market for the very first time since construction

Situated in a sought-after position within a short, level stroll of the historic Bishop's Waltham market town centre

Sophisticated grand reception hallway that sets an immediate tone of space and quality upon arrival

Elegant galleried landing illuminated by a bespoke, stained-glass cathedral-style window a truly unique focal point

Stunning orangery-style extension off the lounge, boasting a glass roof and underfloor heating for year-round enjoyment

Impressive fitted kitchen/dining room boasting built in appliances enjoying direct access to the gardens ideal for entertaining and family life

Separate utility room to keep the laundry out of sight and plenty of storage throughout

Downstairs cloakroom comprising two piece suite

Bright and airy lounge featuring a striking centrepiece log burner, perfect for winter evenings

Dedicated study, perfect for those working from home or requiring a quiet hobby space



Tenure: Freehold

EPC Rating: B

Council Tax Band: F

Main bedroom benefitting from built in wardrobes & en-suite shower room

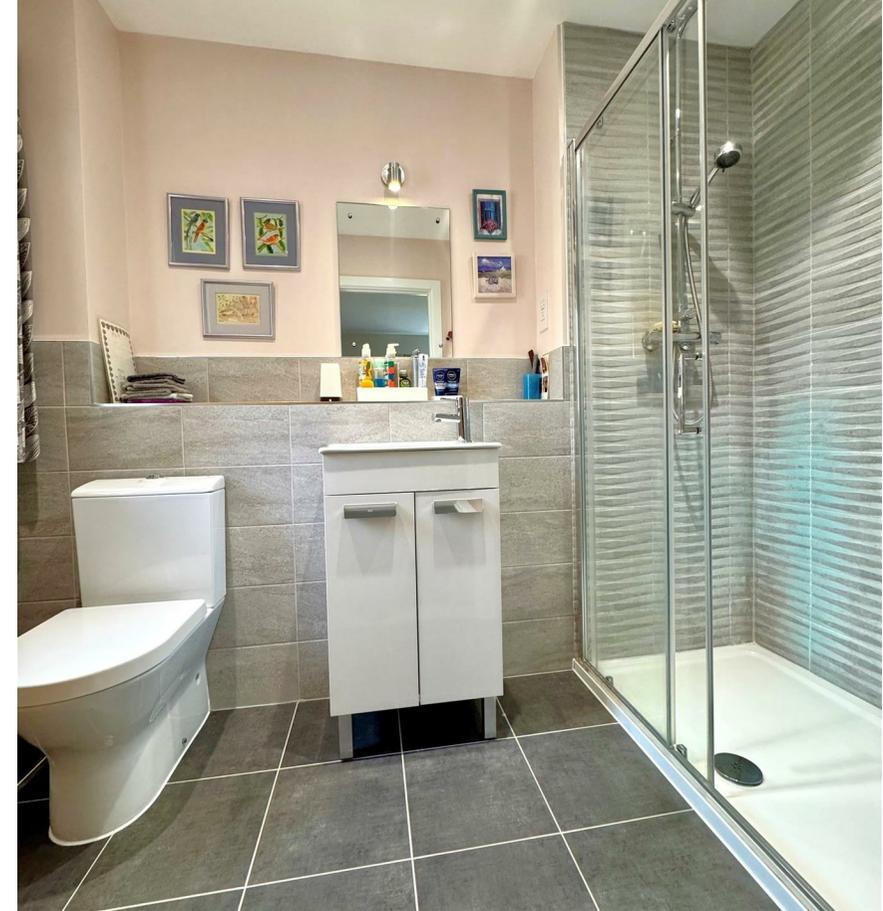
Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Three additional bedrooms and a modern main bathroom

Beautifully landscaped gardens, meticulously maintained and well-stocked with a variety of mature plants and shrubs

Detached garage supplemented by a private driveway with parking for vehicles





The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

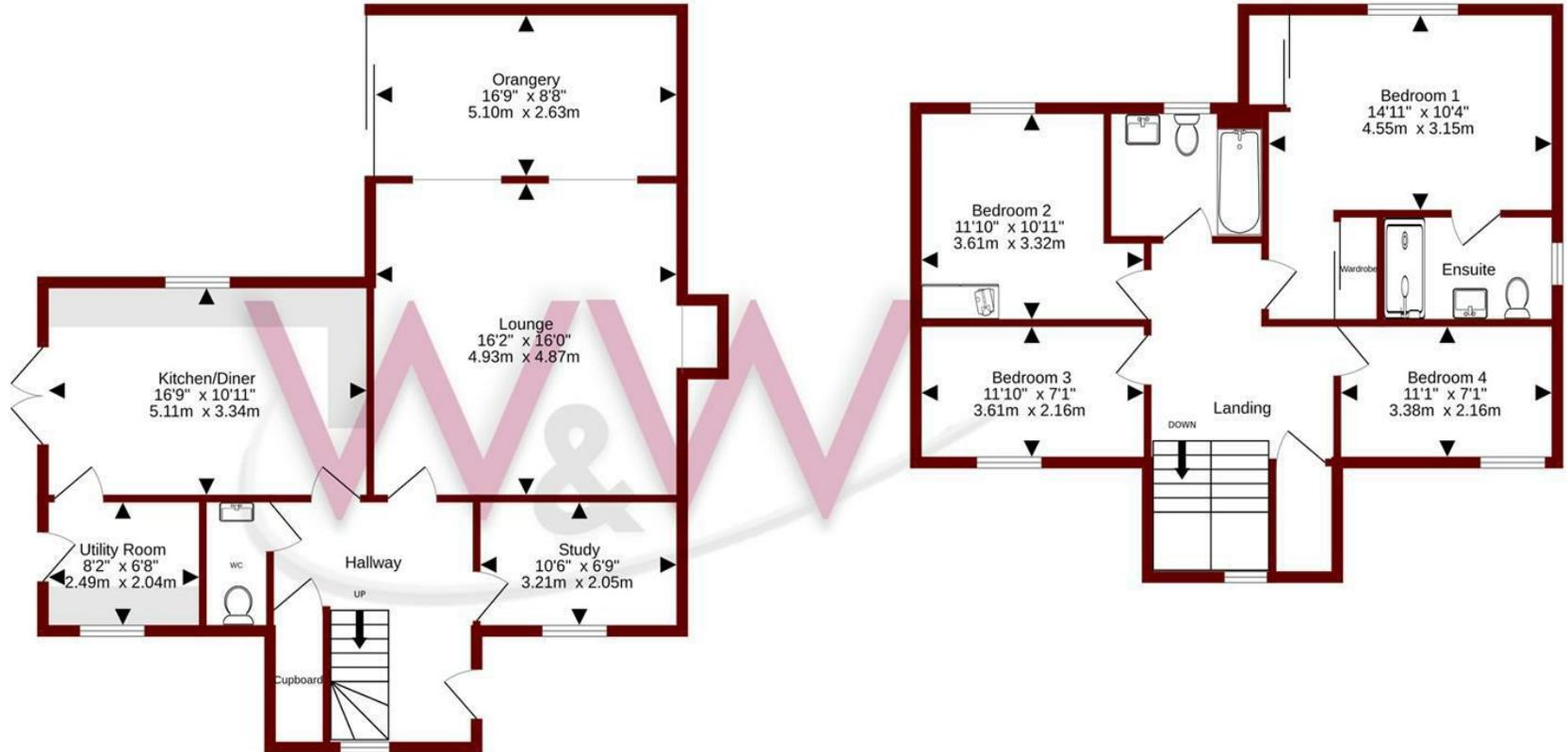
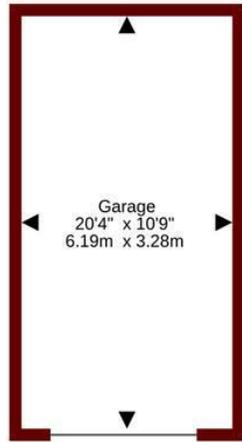
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Agents Note: The owned of this property is a relative of an employee of Walker & Waterer Limited

Garage
219 sq.ft. (20.3 sq.m.) approx.

Ground Floor
889 sq.ft. (80.8 sq.m.) approx.

1st Floor
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1812 sq.ft. (168.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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