

14 Southbrook Mews, Bishops Waltham - SO32 1RZ

Guide Price £160,000

WHITE & GUARD

14 Southbrook Mews

Bishops Waltham, Southampton

INTRODUCTION

A rare opportunity to acquire a truly individual home in the heart of Bishop's Waltham. Tucked away towards the rear of the highly regarded Southbrook Mews development, this ground-floor property offers an unusual combination of independence, flexibility and access to the facilities of a well-established retirement community. Although technically a flat, the property has been arranged and presented with much of the feel and practicality of a bungalow. The original two-bedroom layout has been opened up to create a generous living and dining space, while retaining excellent potential to reconfigure the accommodation to suit individual requirements. Southbrook Mews is an age-restricted development for the over 55s, with communal facilities, gardens and residents' parking, while the High Street and its selection of shops, cafés and restaurants are just moments away.

LOCATION

Position is one of the property's greatest assets. Southbrook Mews is exceptionally well placed within Bishop's Waltham, with the High Street and its wealth of amenities just a short, level walk away. The village offers an appealing mix of independent shops, cafés, restaurants, traditional pubs and everyday services, all surrounded by attractive Hampshire countryside. For those travelling further afield, Botley provides a mainline railway station, while Fareham, Hedge End and the M27 are readily accessible by road.

- GROUND-FLOOR, OVER-55's PROPERTY
- BUNGALOW-STYLE FEEL WITH POTENTIAL TO RECONFIGURE
- COMMUNAL GARDENS, FACILITIES AND RESIDENTS' PARKING
- TOWN CENTRE AMENITIES JUST MOMENTS AWAY
- RARE, FLEXIBLE AND INDIVIDUAL PROPERTY













INSIDE

Internally, the property offers excellent flexibility. Originally configured as a two-bedroom home, the current owner has opened up the second bedroom to create a particularly spacious living and dining area.

The layout could easily be adapted to reinstate a second, larger bedroom, or alternatively remodelled to create a more contemporary open-plan kitchen and living space. The modern kitchen provides a practical working environment, while the shower room is conveniently positioned for everyday use.

The ground-floor arrangement adds further practicality, while direct access from the lounge to the surrounding communal areas creates an unusually strong connection with the gardens and gives the property an independent feel.

OUTSIDE

The property's position towards the rear of Southbrook Mews is particularly appealing, providing a greater sense of privacy and independence from the main development.

Residents benefit from well-maintained communal gardens, shared facilities and residents' parking. The development also provides a communal lounge and kitchen and laundry facilities.

Ultimately, this is a property that offers the best of both worlds: the convenience and reassurance of a well-established retirement development, combined with a peaceful, independent-feeling home in an exceptionally central Bishop's Waltham location.

SERVICES:
Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: 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.

Agents Note: We have been advised that there are 149 years remaining on the lease having been extended. There is a ground rent charge of £550 Per annum and a monthly service charge of £225.

- WINCHESTER COUNCIL BAND B
- EPC RATING D
- LEASEHOLD

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.

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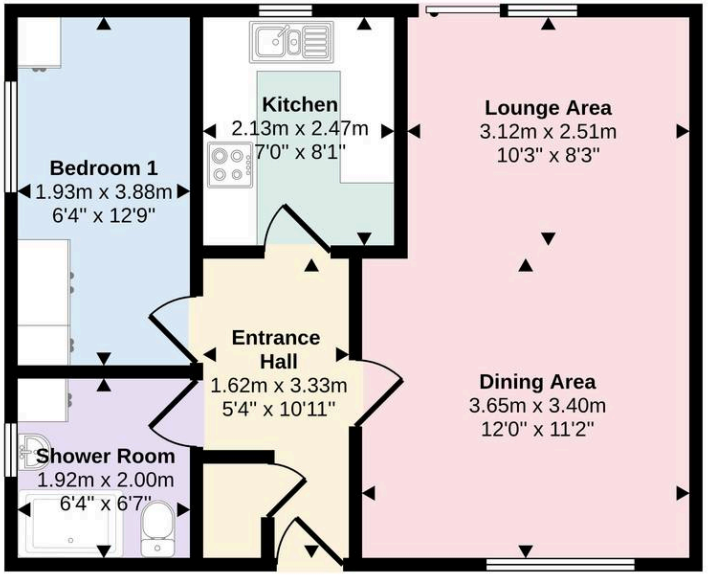
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THE GUILD PROPERTY PROFESSIONALS

Approx Gross Internal Area
45 sq m / 487 sq ft



Floorplan

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.

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