



Bow Lake Gardens, Bishopstoke, SO50 | OIEO £415,000  
3 Bedroom Detached Home | Freehold | 18ft Lounge | Garage

## CONTACT

- 📞 02382 519295
- ✉ [Claire@vcstates.co.uk](mailto:Claire@vcstates.co.uk)
- 🌐 [www.vcstates.co.uk](http://www.vcstates.co.uk)





**Beautifully Presented 3 Bedroom Detached Home | Bow Lake Gardens, Bishopstoke**  
**Freehold | Garage & Driveway | Landscaped Garden | NHBC Warranty Remaining**

**INTRODUCTION**

**OFFERS IN EXCESS OF £415,000**



We're delighted to bring to market this beautifully presented modern three bedroom detached home, located in the ever popular Bow Lake Gardens development in Bishopstoke. Built eight years ago and offered as a Freehold property, it still benefits from the remaining NHBC warranty and has been tastefully upgraded and well maintained throughout.

The accommodation includes a bright lounge with log burner, open-plan dining area with French doors to the garden, modern kitchen with integrated appliances, downstairs WC, and three bedrooms — including a ensuite and fitted wardrobes to the master bedroom and bedroom two. There is a garage and EV charger.

**KEY FEATURES**

AGENT ID: 9295

- Residential location on well known local development
- Three bedroom detached house
- Spacious 18ft lounge with open plan flow to dining area
- Log burner
- Modern kitchen with integrated appliances
- Principal bedroom with ensuite & built in wardrobes
- Landscaped, three tier rear garden with patio and lawn
- Downstairs WC and family bathroom
- 20ft Garage with off road parking and EV charger



## AREA INFORMATION: BOW LAKE GARDENS, BISHOPSTOKE

Bow Lake Gardens is a modern and family-friendly development set in a peaceful corner of Bishopstoke. Families are particularly drawn to the area thanks to the development's inclusion in the catchment for the highly regarded 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.



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

## KEY INFORMATION

- Annual Service Charge £250 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





## 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.

AGENT ID: 9295

///jelly.tunnel.scrap



CLAIRE FAY  
023 8251 9295

✉ claire@vcestates.co.uk  
🌐 www.vcestates.co.uk  
📷 @vcestates

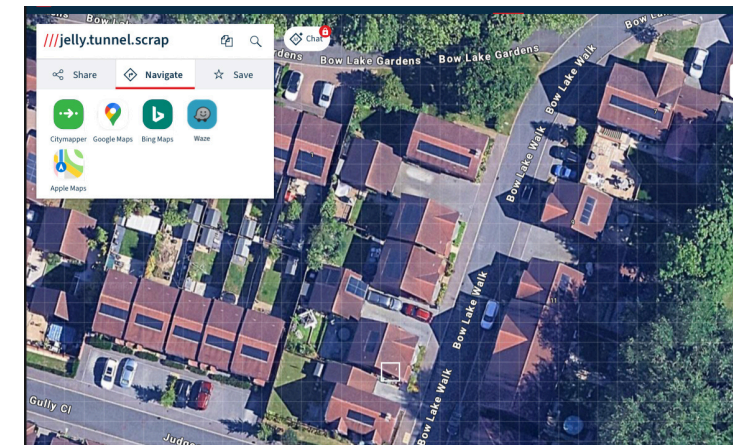
rightmove

OnTheMarket

Property  
Redress

I'm Rightmove  
Certified in

Anti-Money  
Laundering



2 3 2

