



9 Lower Basingwell Street, Bishops Waltham - SO32 1AJ
Guide Price £400,000

WHITE & GUARD

9 Lower Basingwell Street

Bishops Waltham, Southampton

A charming Grade II listed cottage, beautifully positioned in the heart of Bishop's Waltham, offering an appealing combination of period character, versatile accommodation and an exceptionally generous rear garden.

With three bedrooms, a cellar and additional living space overlooking the garden, this is a home filled with personality and potential. Perfectly suited to those looking to downsize without compromising on outside space, the property also presents an exciting opportunity for buyers wishing to create something truly special. With scope to explore further improvements or reconfiguration, subject to the necessary listed building and planning consents, this is a rare opportunity to enjoy village living with room for future possibilities.

LOCATION

Lower Basingwell Street enjoys a wonderful position within the historic market town of Bishop's Waltham, just moments from its picturesque centre. Renowned for its independent boutiques, traditional pubs, welcoming cafés and excellent everyday amenities, the town offers a genuine sense of community alongside an enviable lifestyle. Beautiful countryside walks and the historic Bishop's Waltham Palace ruins are close by, while Winchester, Southampton and the surrounding Meon Valley are all readily accessible. It is a location that effortlessly combines the charm of traditional village life with the convenience of modern living

- GRADE II LISTED THREE BEDROOM COTTAGE
- HEART OF BISHOP'S WALTHAM
- GENEROUS REAR GARDEN
- ADDITIONAL GARDEN ROOM
- USEFUL CELLAR
- PERIOD CHARM AND CHARACTER
- SCOPE FOR IMPROVEMENT (STPP)





INSIDE

The accommodation unfolds across three levels, offering a delightful mixture of cosy living spaces and practical versatility. A welcoming entrance hallway leads into a comfortable lounge, an inviting room in which to relax and unwind. Beyond, the kitchen provides access towards the rear of the property, where a delightful summer room creates an additional living space overlooking the garden. Complete with an adjoining shower room and useful storage room, this part of the home offers considerable flexibility, whether used for entertaining, hobbies or simply enjoying a quieter retreat.

Upstairs, three bedrooms provide comfortable accommodation, with the principal bedroom benefiting from its own en-suite facilities. A cellar adds another interesting dimension to the property, offering valuable additional space and further versatility. Throughout, the cottage presents an opportunity to embrace its historic character while considering how the accommodation might evolve to suit individual needs, always with appropriate consideration for its Grade II listed status.

OUTSIDE

Perhaps the most captivating feature of this property is its remarkably generous rear garden. Extending far beyond what one might expect from a home so conveniently positioned within the town, the outside space offers a wonderful sense of freedom and an abundance of possibilities. Whether your vision is for beautifully landscaped gardens, colourful planting, productive vegetable beds or secluded areas in which to relax and entertain, there is ample opportunity to create a truly special outdoor setting.

For keen gardeners, the potential is particularly exciting, while those simply seeking peace, privacy and space to enjoy the changing seasons will find plenty to appreciate. The sheer depth of the garden is a real surprise and gives this charming cottage a distinctive appeal. Combined with its historic setting and adaptable accommodation, it offers a lifestyle opportunity that is increasingly difficult to find in such a central and desirable location.



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.

- FREEHOLD
- EPC ORDERED
- WINCHESTER COUNCIL BAND D

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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 of 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.

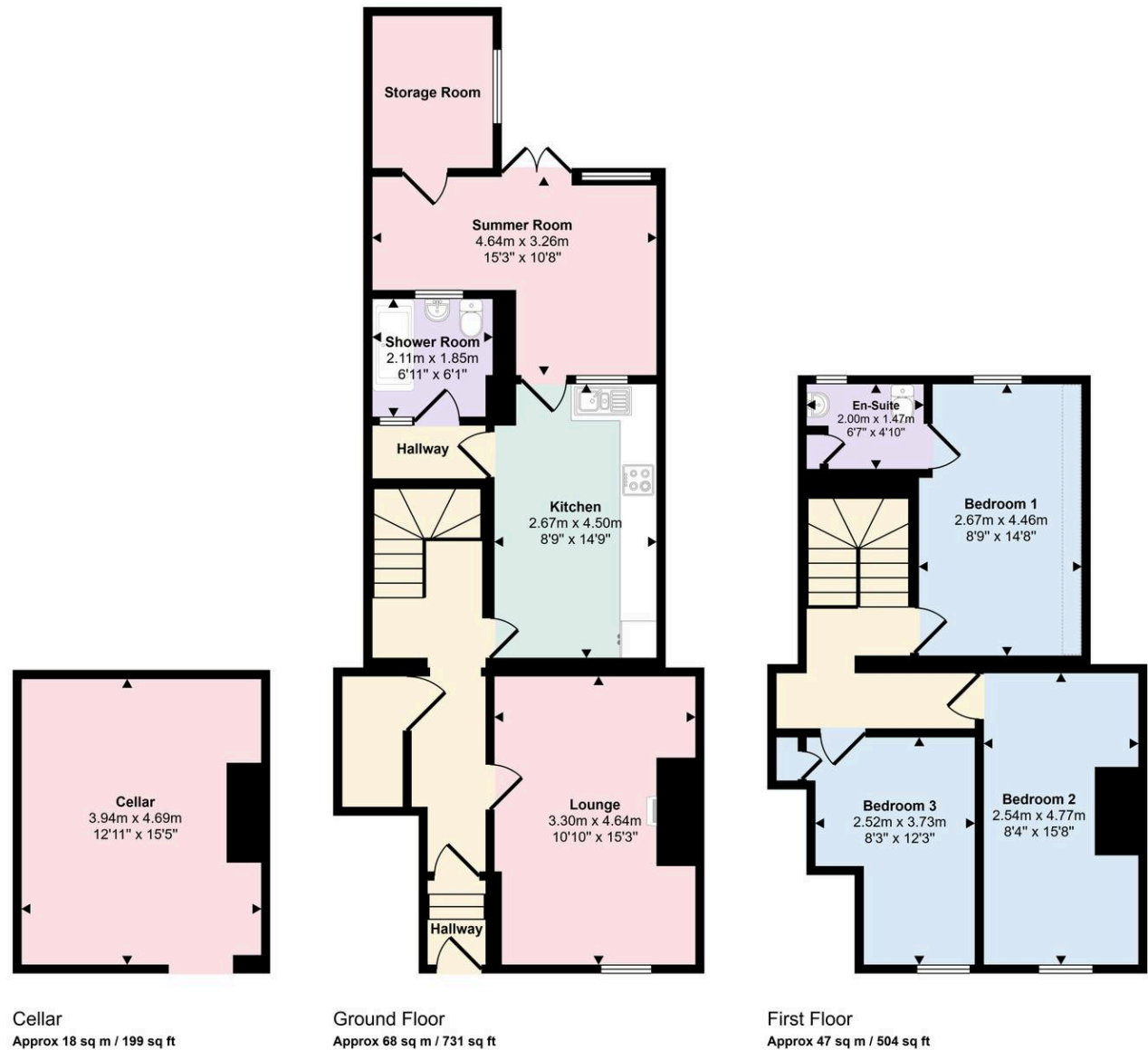
rightmove **OnTheMarket** **Zoopla**

PRS Property Redress Scheme

relocation agent network



Approx Gross Internal Area
133 sq m / 1433 sq ft



Cellar
Approx 18 sq m / 199 sq ft

Ground Floor
Approx 68 sq m / 731 sq ft

First Floor
Approx 47 sq m / 504 sq ft

Denotes head height below 1.5m

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.