



1 St. Clements Cottages Ashton Lane, Bishops Waltham - SO32

In Excess of £625,000

WHITE & GUARD

1 St. Clements Cottages Ashton Lane

Bishops Waltham, Southampton

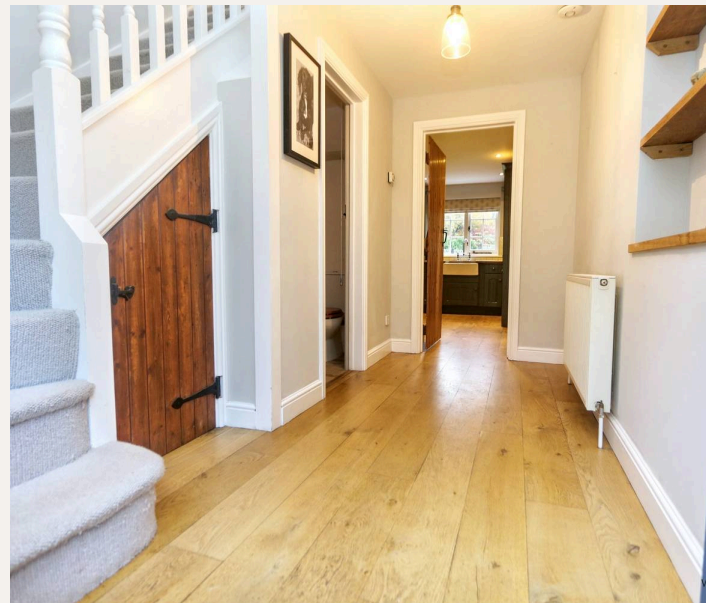
INTRODUCTION

A beautifully appointed cottage available with no forward chain, set on the edge of the Southdowns National Park, just a short distance away from Bishops Waltham centre. Combining a wonderful blend of both characterful charm and modern contemporary, the well-proportioned home offers close to 1400sqft of living space. The ground floor arrangement provides a spacious 25ft lounge dining room with log burning fire, a modern fitted kitchen, family room, cloak room WC and a utility room. Across the first floor are three bedrooms with an en-suite to the master bedroom and a well-appointed family four piece bathroom suite.

LOCATION

Bishops Waltham's vibrant village centre offers a broad range of local amenities including shops, post office, pubs, a doctor's surgery and regular bus services. The neighbouring village of Botley is only minutes away and provides a mainline railway station with both Winchester city centre and Southampton Airport being just under half an hour away. All main motorway access routes are within easy reach. This historic market town is set against a backdrop of beautiful Hampshire countryside and offers the convenience of superb transport links.

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- WINCHESTER COUNCIL BAND D
- FREEHOLD
- EPC RATING C





INSIDE

Access to the property is gained through a composite front door which opens into a beautiful entrance hall, a ceiling void extends to the first floor and sets a wonderful first impression. Bespoke oak flooring runs the length of the hallway and seamlessly extends into the kitchen, located off the hallway is a conveniently located cloakroom WC. The tasteful and well appointed kitchen offers a range of matching Farrow & Ball painted wall and base level work units with complimentary fitted wooden work surfaces over which incorporate an inset butler sink and provides space for a range cooker, there is also an integrated fridge freezer. To one side, a characterful exposed beamed opening leads through to a large, dual aspect lounge dining room which has double glazed French doors which open to the rear garden and a lovely focal point to the room being a log burning fire with slate hearth and oak surround. A purposeful utility room has space and plumbing for a washing machine alongside plenty of practical storage. Completing the ground floor accommodation is a family room, which acts as an excellent addition to the living space and could also provide options as a fourth bedroom / guest room.

On the first floor the spacious landing has exposed beams and doors lead to the principal accommodation. The dual aspect master room has a range of fitted wardrobes and a modern en-suite shower room.

Bedrooms two and three are also both double rooms, with the second room benefitting from fitted wardrobes. The four piece family bathroom suite has an enclosed shower cubicle, freestanding roll top bath, WC and surface mounted wash hand basin.

OUTSIDE

Externally there is off road parking for one car to the front of the property, while the spacious rear garden is predominantly laid to lawn with a patio seating terrace extending from the rear of the house.



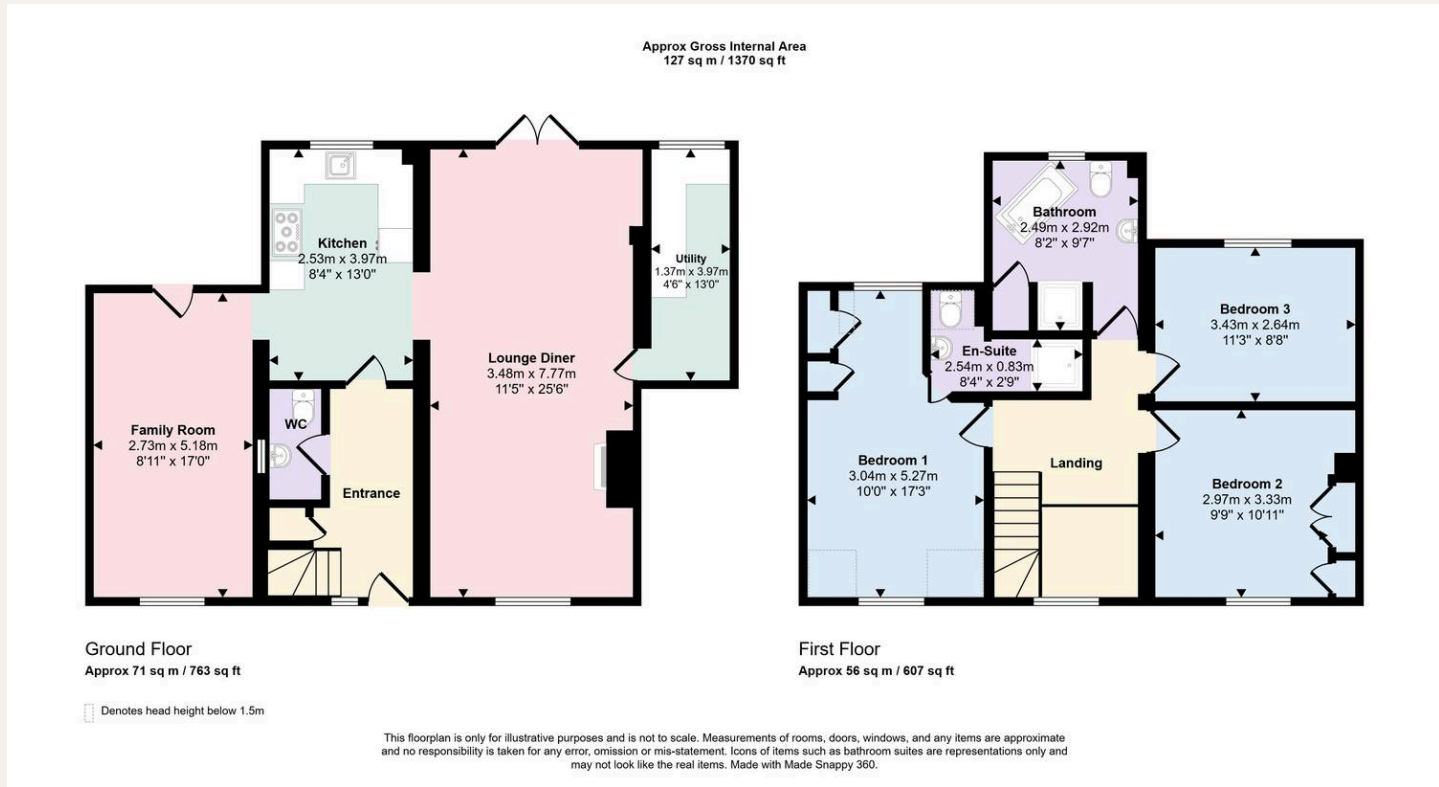
Services:

Mains water, electricity and private drainage. Oil fired heating and bottled gas for range oven, shared cess pit.

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

Agents Note: The property is subject to a flying freehold above the utility room.

- BEAUTIFUL THREE BEDROOM COTTAGE
- SOUGHT AFTER COUNTRYSIDE LOCATION ON THE EDGE OF THE SOUTH DOWNS NATIONAL PARK
- NO FORWARD CHAIN
- TRADITIONALLY MODERNISED THROUGHOUT
- DUAL ASPECT SITTING/DINING ROOM
- FAMILY ROOM / BED 4
- UTILITY ROOM AND CLOAKROOM
- BESPOKE EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- GENEROUS AND PRIVATE REAR GARDEN



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 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.



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.

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