



2 Locks Farm Cottage Botley Road, Bishops Waltham - SO32 1DR
£775,000

WHITE & GUARD

2 Locks Farm Cottage Botley Road

Bishops Waltham, Southampton

INTRODUCTION

Situated on a generous plot spanning over 0.8 acres, this charming cottage has undergone extensions and significant enhancements, resulting in a delightful residence. The property boasts ample ground floor living space, three generously sized double bedrooms, exquisite landscaped gardens as well as detached double garage and office. Available with no forward chain viewing comes highly recommended.

LOCATION

Bishops Waltham is a small medieval market town with a foot in the South Downs National Park. The village is surrounded by rolling countryside trails and lovely walks, along with local nature reserves, meadows and woodlands. The village is also conveniently close to neighbouring Botley which has a mainline railway station and is just under half an hour away from both the Cathedral City of Winchester and Southampton Airport. Neighbouring Hedge End and its popular Retail Park is also close by, along with Marks & Spencer and Sainsburys and all main motorway access routes are also within easy reach.

- WINCHESTER COUNCIL BAND F
- EPC RATING D
- FREEHOLD
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- SET ON A GENEROUS PLOT OF 0.8 ACRES
- TWO RECEPTION ROOMS
- BATHROOM AND SHOWER ROOM
- BEAUTIFUL LANDSCAPED REAR GARDENS WITH OFFICE
- DOUBLE DETACHED GARAGE
- NO FORWARD CHAIN



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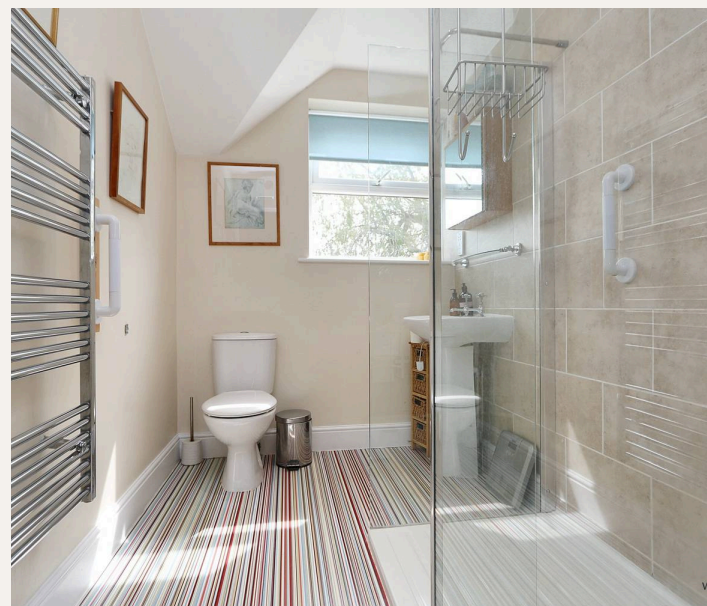
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INSIDE

A double glazed enclosed entrance porch leads to a composite door which in turn, opens to an expansive kitchen dining room. Laid to tiled flooring the bright and airy dual aspect room has double glazed French doors which extend onto a patio seating terrace with a vined pergola, providing a beautiful setting for alfresco dining. The well appointed kitchen provides an extensive range of wall and base level units with fitted work surfaces over which incorporate an inset sink and drainer units, gas hob, electric oven and grill and integrated dishwasher, while space is provided for a fridge freezer. The inner hall provides access to two useful storage cupboards, and a pantry. Furthermore there is a purposeful utility / bathroom that has a panel enclosed bath, WC, wash hand basin and provides space and plumbing for a washing machine and tumble dryer. Within the hall, stairs lead to the first floor landing and the principal living space can be found in the form of a large lounge dining room which has a feature bay fronted window and a log burning fire with brick surround which provides a lovely focal point to the room. Completing the ground floor accommodation is the "music room" which offers an excellent degree of flexible use to suit, which could include a study, play room or TV room.

The spacious first floor landing provides access to loft space and all accommodation. Previously hosting four bedrooms, the re-configured space now offers three excellent size bedrooms and a family shower room. The notable master bedroom is a large double bedroom with a triple aspect, has an excellent range of fitted wardrobes and access to an en-suite WC. Bedrooms two and three, also good size double rooms both provide fitted wardrobes and allow further space for freestanding bedroom furniture. A well maintained shower room has a walk in double shower cubicle, WC, pedestal wash hand basin and heated towel rail.



OUTSIDE

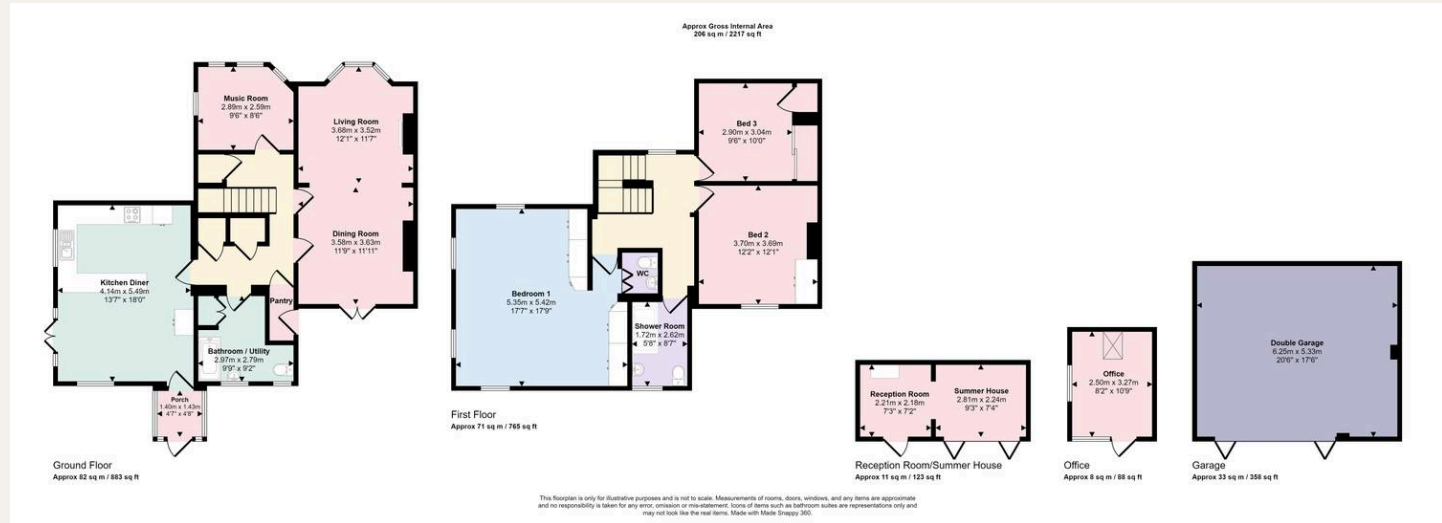
Accessed from a private road, set off Botley Road, the property is approached by a gravelled driveway which provides off road parking for numerous vehicles and leads to a large timber framed detached double garage, which has both power and lighting. Adjoining the garage and away from the main house, is an office which is complete with double glazed windows and a sky light and provides the perfect "work from home" space. Well established and mature gardens wrap around three sides of the house and comprise a large and well maintained lawn set with a wonderful range of trees, shrubs and plants. To one side of the garden is a large pond with a beautiful summer house with a patio, a truly tranquil place to relax and enjoy. Further areas of the large gardens offer a whole host of different options but currently provide an orchard, allotment area, greenhouse and polytunnel.

Water, electricity, Oil heating system and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Boardband : 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.

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.



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