

# 59 CHURCHILL AVENUE

Bishops Waltham, SO32 1DA

Asking Price £355,000

WELLER  
PATRICK



## PROPERTY FEATURES

A superb, three-bedroom, link detached, family home in the popular town of Bishops Waltham

Entrance Hall • Lounge • Kitchen / Breakfast Room • Dining Room • Large Pantry / Cupboard

Three Bedrooms • Family Bathroom • Driveway Parking • Attractive Garden • Viewing Recommended



## DESCRIPTION

We are pleased to offer this superb, three-bedroom, link-detached family home within reasonable walking distance of the town centre with its attractive and traditional High Street offering a range of shops and services.

Accommodation on the ground floor briefly comprises a lounge, refitted kitchen/breakfast room with a door to the rear garden and separate dining room with a pantry which forms part of a garage conversion.

On the first floor there are three bedrooms and a refitted family bathroom. Additional benefits include an attractive rear garden and driveway providing off road parking.

Bishops Waltham is conveniently situated only minutes away from neighbouring Botley which has a mainline railway station, is just under half an hour away from Southampton Airport and with all main motorway access routes also being within easy access.

The beautiful market town of Bishops Waltham offers a selection of shops and amenities and is surrounded by the South Downs that provides a number of lovely walks.

The Town is also within half an hour of the Cathedral City of Winchester and Southampton Airport.

All main motorway access routes and also within easy reach for journeys to Portsmouth, Southampton, Chichester, Guildford and London. Botley railway station also benefits from being 10 minutes away which is also a mainline station.

Internal viewing is recommended

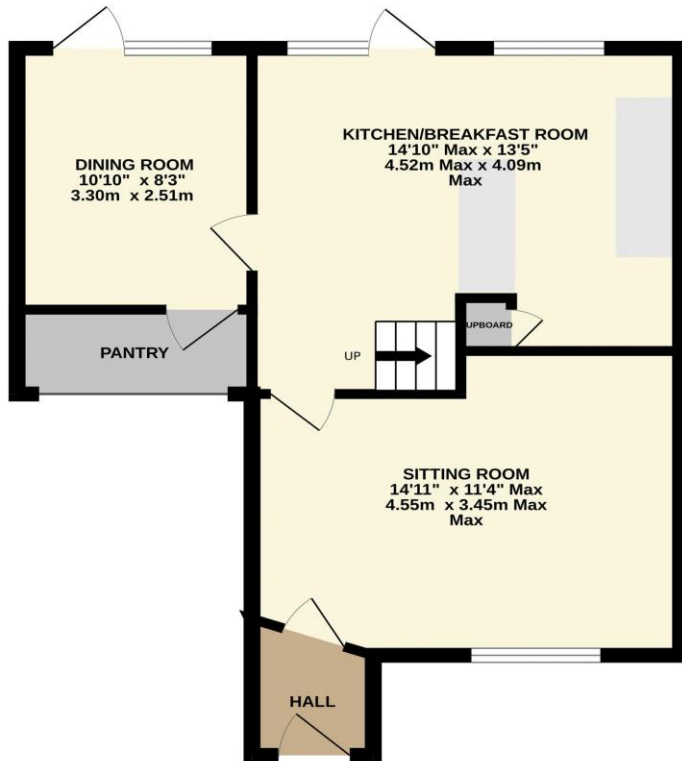
59 Churchill Avenue  
 Bishops Waltham  
 SO32 1DA



## DIRECTIONS

From Bishops Waltham take the B2177 towards Winchester and take the third turning right into Churchill Avenue. Follow the road up and round to the left past Marlow Road and continue to follow the Road. No 59 can be found on your left.

GROUND FLOOR



1ST FLOOR



Particulars amended 7<sup>th</sup> March 2026

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band D

Services Mains gas, electricity, water and drainage

## VIEWINGS

By appointment through Weller Patrick.  
 Tel: 01489 893555

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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