



WHITE & GUARD



24 Millside
Corhampton
Hampshire
SO32 3AG



24 Millside

Offers In Excess Of £450,000

INTRODUCTION

A beautiful and thoughtfully designed four bedroom end of terrace property set within a quiet and private cul-de-sac in the pretty village of Corhampton.

The property comes with no forward chain and comprises exceptionally good-sized accommodation with the ground floor including a 17ft living room, fully fitted bespoke kitchen/breakfast room and cloakroom.

To the first floor there are three bedrooms with an en-suite to bedroom two and the main family bathroom. The top floor houses the spacious master bedroom as well as a separate space for a home office.

The development incorporates a meadow on the banks of the River Meon for residents to enjoy picnics and family fun.

LOCATION

The village is situated in the heart of the Meon Valley in the South Downs Country Park, surrounded by many lovely walks.

The property is also within walking distance of the village store, only minutes away from the pretty market town of Bishops Waltham, close to Botley which has a mainline railway station and is also just under half an hour away from the Cathedral City of Winchester, Southampton Airport and all main motorway access routes.





INSIDE

The front door opens into the welcoming entrance hall with stairs to the first floor and access to the living room, kitchen/breakfast room and cloakroom which comprises a wash hand basin and WC.

The well presented 17ft living room with wood-burning stove, perfectly positioned to the rear of the house and with French doors leading out to the garden. The fully fitted bespoke kitchen/breakfast room to the front has been fitted with a matching range of wall and base level units with cupboards and drawers under and worktops over. There is an electric oven, gas hob with extractor over and further integrated appliances.

To the first floor there are three bedrooms with an ensuite to bedroom two and the main family bathroom comprising a panel enclosed bath with shower over, wash hand basin and WC.

The top floor houses the spacious master bedroom with skylights to the front and rear as well as a separate space for a home office.

OUTSIDE

The rear garden has a beautifully appointed decked entertaining area and secluded lawn with side access to the front of the property. The property also benefits from two allocated parking spaces.

AGENTS NOTES

We have been advised by the vendor there is a new estate management charge of £584 per annum, payable in two six monthly instalments of £292.

Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.



SERVICES:

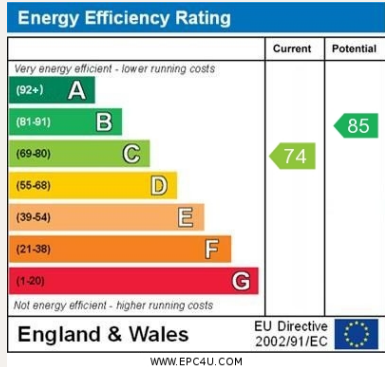
Gas, water, electricity and a Biomass drainage system are connected. Please note that none of the services or appliances have been tested by White & Guard.

TENURE:

Freehold

COUNCIL TAX:

Winchester City Council - Band D



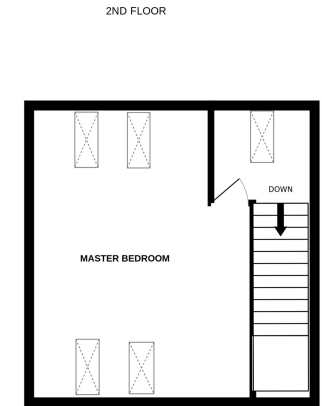
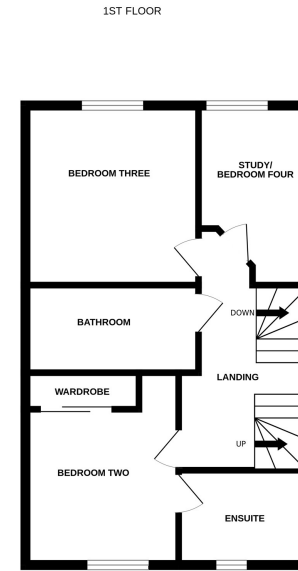
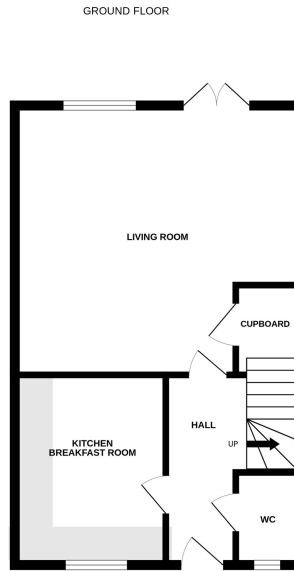
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. 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.



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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ROOM MEASUREMENTS

KITCHEN/BREAKFAST ROOM
17' 3" x 16' (5.26m x 4.88m)

MASTER BEDROOM
14' 10" x 13' 4" (4.52m x 4.06m)

BEDROOM THREE
10' 8" x 10' 5" (3.25m x 3.18m)

LIVING ROOM
11' 7" x 9' (3.53m x 2.74m)

BEDROOM TWO
11' 3" x 10' 3" (3.43m x 3.12m)

BEDROOM FOUR
10' 8" x 6' 4" (3.25m x 1.93m)

