



7 Grovers Field, Bishops Waltham - SO32 1QL
£300,000

WHITE & GUARD

7 Grovers Field

Bishops Waltham, Southampton

Tucked away within an exclusive cul-de-sac of just twelve homes, this beautifully appointed two-bedroom first-floor apartment offers an exceptional blend of contemporary style, generous living space and village convenience. Built by the highly regarded Bargate Homes and thoughtfully enhanced by the current owners, the property presents an opportunity to enjoy modern, low-maintenance living in one of Hampshire's most desirable market towns. Complete with its own garage, driveway, and private garden!

LOCATION

Perfectly positioned just a short stroll from the heart of Bishops Waltham, the property enjoys all the benefits of village life whilst remaining exceptionally well connected. The charming High Street, with its independent boutiques, cafés, restaurants and everyday amenities, lies approximately 500 yards away, allowing residents to leave the car at home and embrace a more relaxed pace of life. Steeped in history and surrounded by picturesque Hampshire countryside, Bishops Waltham is renowned for its welcoming community atmosphere, attractive architecture and abundance of walking routes. The nearby ruins of the historic Bishop's Palace, local parks and open green spaces provide endless opportunities for leisure and recreation, while excellent road links offer convenient access to Winchester, Southampton, Portsmouth and beyond.

- BEAUTIFULLY PRESENTED TWO-BEDROOM FIRST-FLOOR APARTMENT
- SPACIOUS AND CONTEMPORARY ACCOMMODATION
- PRIVATE GARDEN – A RARE BENEFIT FOR AN APARTMENT
- GARAGE AND DRIVEWAY PARKING
- EXCELLENT ACCESS TO LOCAL AMENITIES, SHOPS, AND TRANSPORT LINKS
- EXCLUSIVE CUL-DE-SAC SETTING OF JUST 12 HOMES





INSIDE

Designed with modern living in mind, the accommodation unfolds around a superb open-plan reception space that forms the heart of the home. Flooded with natural light and enhanced by a Juliet balcony, this impressive room effortlessly combines sitting, dining and entertaining areas, creating a wonderfully sociable environment for both everyday life and special occasions.

The contemporary kitchen has stylish features and a range of integrated appliances, sleek cabinetry and quality finishes, ensuring both form and function are perfectly balanced.

The principal bedroom is a standout feature, enjoying a dual-aspect outlook that fills the room with natural light, alongside fitted mirrored wardrobes that provide excellent storage. A second generous double bedroom offers flexibility for guests, home working or family living. Completing the accommodation is a well-appointed bathroom featuring a shower over the bath and elegant contemporary styling.

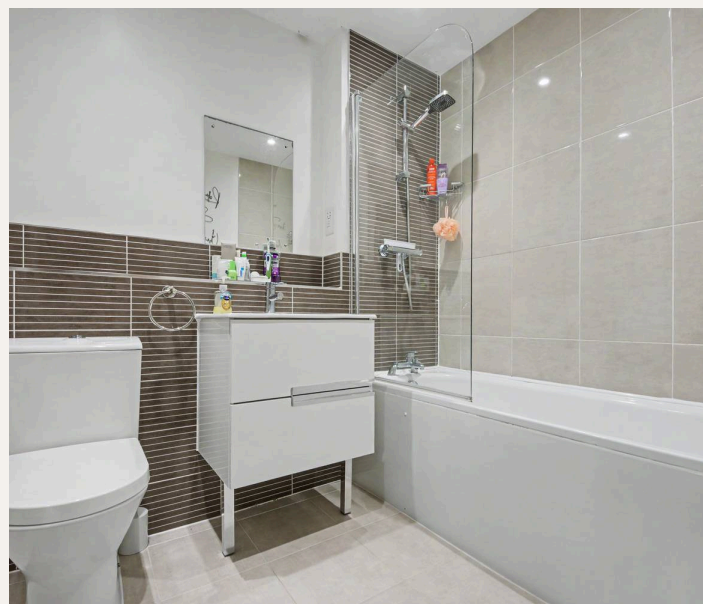
Throughout the property, double glazing, gas central heating and excellent storage solutions contribute to a home that feels both comfortable and effortlessly practical.

OUTSIDE

One of the property's most appealing features is its rare combination of private outdoor space and secure parking. A driveway provides off-road parking and leads to the garage, which benefits from power, lighting and useful additional storage.

Beyond, the enclosed rear garden offers a peaceful retreat from the bustle of daily life. Beautifully maintained and thoughtfully arranged with areas of patio, lawn and established planting, it provides the perfect setting for al fresco dining, morning coffee or simply relaxing in the sunshine. Private, secure and surprisingly generous for an apartment, this outdoor space significantly enhances the lifestyle on offer.

Combining contemporary elegance, excellent amenities and a highly desirable village location, this outstanding home presents a rare opportunity to enjoy the very best of Bishops Waltham living.



SERVICES:

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

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.

Service Charge is £1900 per year

Length of Lease is 999 with 998 years remaining.

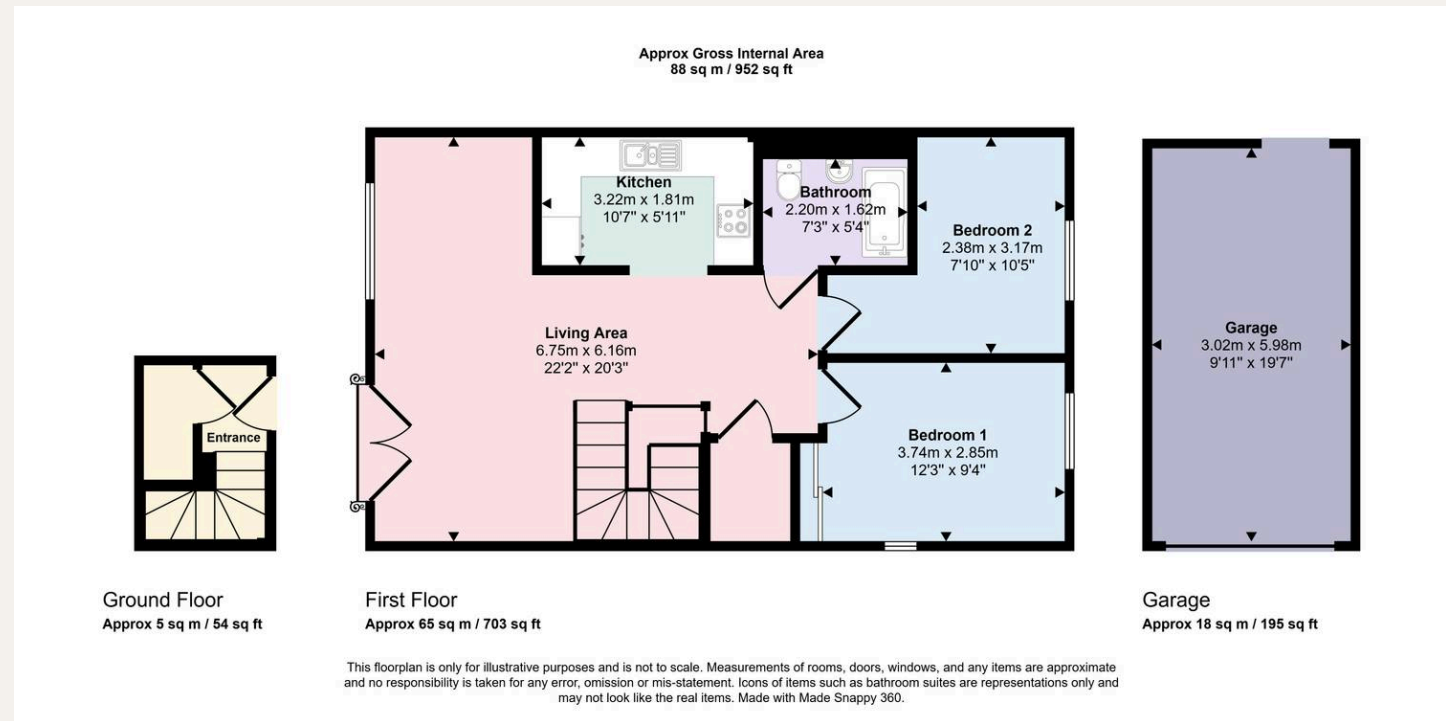
- EPC RATING C
- LEASEHOLD
- WINCHESTER COUNCIL BAND C

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.

DISCLAIMER

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.



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