

7 Field Close, Bishops Waltham - SO32 1TG

£515,000

WHITE & GUARD

7 Field Close

Bishops Waltham, Southampton

INTRODUCTION

Showcasing delightful views across open fields and countryside, this modern three bedroom detached home has a garage and driveway, alongside a generous size rear garden. The well-proportioned accommodation includes a kitchen dining room, downstairs WC and living room set across the rear of the house. The first floor provides access to three double bedrooms as well an well appointed family bathroom and en-suite shower room. Built in 2023, the property still benefits from the remainder of its new-build warranty, offering valuable peace of mind for the next owners.

LOCATION

The property benefits from being within walking distance to Waltham's vibrant village centre which offers a broad range of shops and 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.

- WINCHESTER COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM DETACHED HOME WITH COUNTRYSIDE VIEWS
- KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- GARAGE AND DRIVEWAY
- GOOD SIZE REAR GARDEN













INSIDE

The front door opens into a welcoming entrance hall which has been laid to wood effect flooring, has stairs leading to the first floor and a door opens to a conveniently located cloakroom which has a WC, wash hand basin and double glazed window to the front elevation. The impressive kitchen dining room has a box bay window to the front aspect which provides a beautiful outlook across open fields, the kitchen itself comprises a matching range of high gloss wall and base level units with fitted quartz countertops over that incorporate an inset sink and drainer, gas hob and electric oven. Further integrated appliances include a fridge freezer, washing machine and dishwasher. The living room is set across the rear of the house and benefits from a fitted understairs storage cupboard and double glazed French doors which open onto the attractive well planted garden.

The first floor landing provides access to the loft space and doors lead to the principal rooms. The main bedroom is set at the rear and overlooks the garden and benefits from fitted wardrobes, whilst still allowing space for additional freestanding bedroom furniture. An adjoining en-suite consists of an enclosed shower cubicle, WC, wash hand basin, heated towel rail and has attractive tiling to the principal areas. Bedrooms two and three are also both well proportioned double rooms, with bed two having fitted wardrobes and the third allowing space for freestanding wardrobes. Completing the first floor space is a well-appointed family bathroom which comprises a panel enclosed bath with shower attachment and fitted glass shower screen, pedestal wash hand basin, WC and heated towel rail.

OUTSIDE

To the front of the property a driveway leads down one side of the property and in turn provides vehicular access to a 18ft x 9.6 garage via an up and over door, with both power and lighting along with shelving at rear for storage. Ample parking for two vehicles in front of the garage. The generous size rear garden is predominantly laid to lawn with a range of established plants and a patio terrace extending from the rear of the house, there is also outside lighting to the patio, double power point and outside tap. A gate to one side provides pedestrian access to the driveway.

SERVICES:

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

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

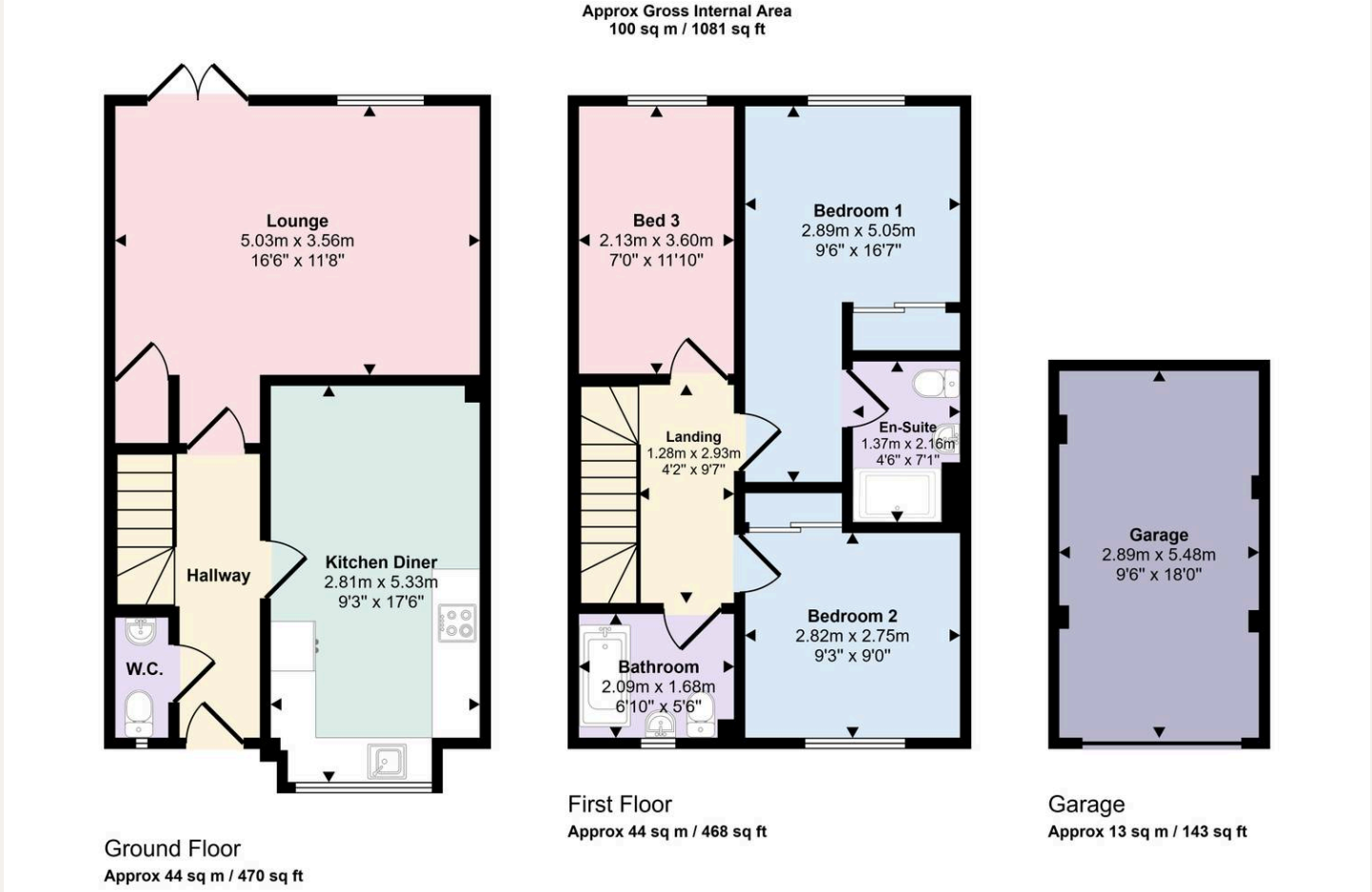
Agents Note: Our client has advised that the property is subject to an annual estate charge of approximately £350 Per Annum.

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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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.