



30 Clover Way, Bishops Waltham - SO32 1SW

In Excess of £425,000

WHITE & GUARD

# 30 Clover Way

## Bishops Waltham, Southampton

### INTRODUCTION

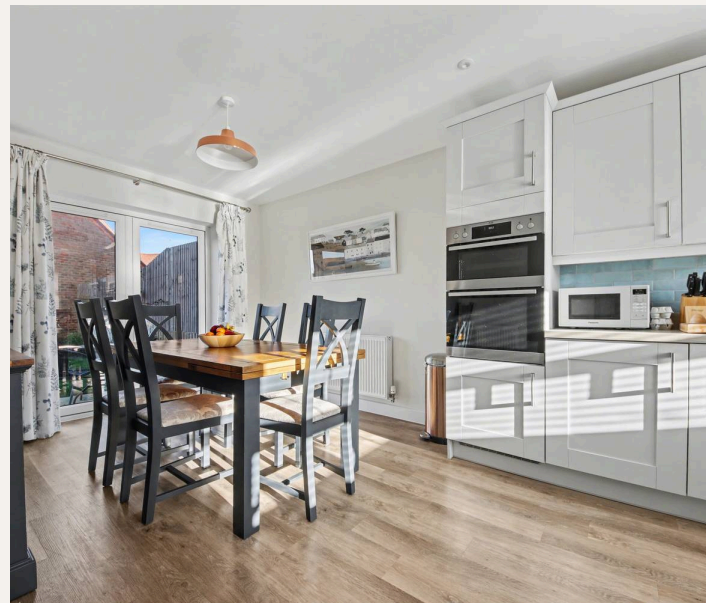
Tucked away in a quiet, modern development, 30 Clover Way is a stylish and beautifully presented home designed for contemporary living.

Offering flexible accommodation and a seamless blend of comfort and practicality, this property is perfectly suited to young professionals or small families looking for a home that adapts to busy, modern lifestyles. From relaxed evenings entertaining friends to peaceful weekends spent enjoying the surrounding countryside, this is a home that truly delivers on both style and substance.

### LOCATION

Set within the sought-after market town of Bishops Waltham, the property enjoys the best of both worlds; a friendly, community-focused atmosphere with excellent everyday convenience. Independent shops, cafés, and amenities are all within easy reach, alongside well-regarded local schools. Commuters will appreciate the strong travel links to Southampton, Winchester, and beyond, while neighboring villages and picturesque countryside provide endless options for weekend walks, cycling, and family days out. It's an ideal base for those who want connectivity without compromising on quality of life.

- WINCHESTER COUNCIL BAND C
- EPC RATING B
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- OPEN PLAN KITCHEN DINING ROOM
- CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- GARAGE AND DRIVEWAY
- PRIVATE ENCLOSED REAR GARDEN



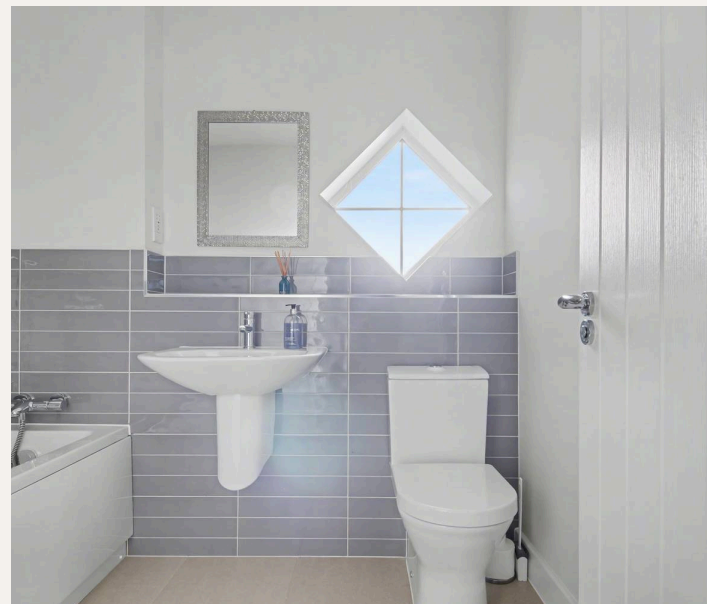


#### INSIDE

Step inside and you're immediately welcomed by a bright, airy interior filled with natural light. The high-spec finish throughout has been impeccably maintained, creating a home that feels both luxurious and inviting. The open-plan kitchen and dining area is the heart of the home – a dual-aspect space perfect for everything from quick weekday breakfasts to hosting dinner with friends. Double doors open directly onto the garden, effortlessly extending your living space outdoors. The lounge also features double doors to the garden, enhancing the sense of flow and connection with nature. A downstairs WC adds everyday practicality, while upstairs the master bedroom benefits from a stylish en-suite, offering a private retreat at the end of the day.

#### OUTSIDE

Outside, the well-maintained rear garden provides a private and tranquil setting, ideal for summer barbecues, morning coffee, or simply unwinding after work. Designed to be both mature and low maintenance, raised planters add character while keeping upkeep to a minimum. To the rear of the property, you'll find a garage and driveway, ensuring convenient and secure parking. This outdoor space perfectly complements the lifestyle on offer – easy, relaxed, and ready to enjoy from day one



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 based on information provided by Openreach.

Service Charge £214.87 paid every 6 months

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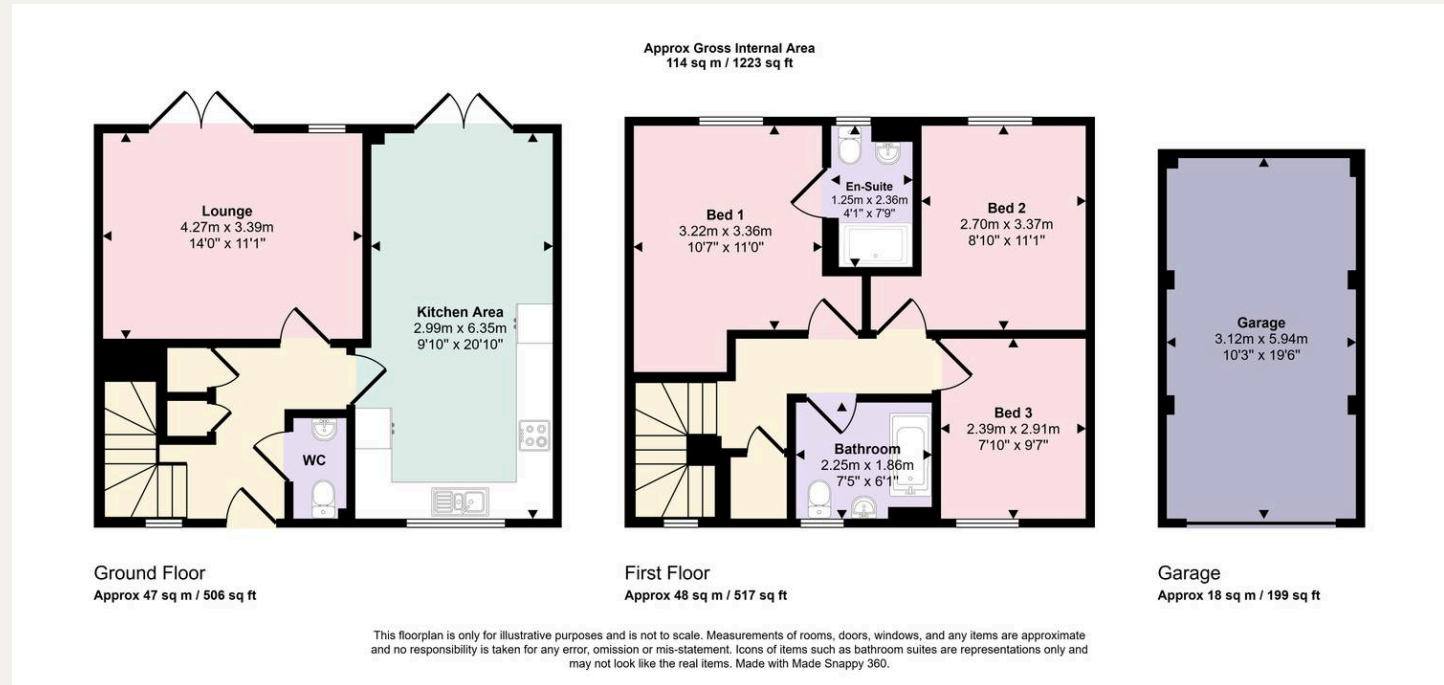
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**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

**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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