



17 Mallard Close, Bishops Waltham - SO32 1LW
£425,000

WHITE & GUARD

17 Mallard Close

Bishops Waltham, Southampton

Tucked away within a peaceful cul-de-sac, 17 Mallard Close is a charming two-bedroom detached bungalow offering an appealing combination of comfort, privacy and convenience. Just a short walk from the centre of Bishop's Waltham, the property is particularly well suited to those looking to downsize without compromising on location or outdoor space. Well-maintained throughout, the accommodation includes a generous sitting room, two spacious bedrooms, a modern kitchen and contemporary bathroom. The property also benefits from its own driveway and garage, while the absence of an onward chain makes the opportunity particularly straightforward for a prospective purchaser.

LOCATION

Mallard Close enjoys a wonderfully convenient position, combining the tranquillity of a quiet residential cul-de-sac with easy access to the heart of Bishop's Waltham. The village centre is within comfortable walking distance, providing an excellent range of independent shops, cafés, restaurants, everyday amenities and services. The surrounding countryside is also close at hand, with a variety of scenic walks and footpaths providing an easy escape into the open landscape of the South Downs. For those seeking a quieter pace of life while retaining the convenience of village living, the location is particularly appealing.

- EPC ORDERED
- FREEHOLD
- WINCHESTER COUNCIL BAND D
- OFFERED WITH NO ONWARD CHAIN
- CHARMING TWO-BEDROOM DETACHED BUNGALOW
- GENEROUS SITTING ROOM
- TWO SPACIOUS BEDROOMS
- MODERN KITCHEN
- PRIVATE DRIVEWAY AND GARAGE
- ATTRACTIVE OUTDOOR SPACE





INSIDE

The accommodation has a welcoming and comfortable feel, with a layout that works particularly well for single-level living.

The spacious lounge forms the principal living area and enjoys plenty of natural light, with sliding doors opening directly onto the rear patio and garden. This creates a lovely connection between the house and outside space, particularly during the warmer months.

Both bedrooms are well proportioned, with the principal bedroom being especially impressive in size. Positioned to the rear, it enjoys a pleasant outlook across the garden and provides more than enough space for a comfortable bedroom suite and additional furniture.

The modern kitchen is neatly arranged and well presented, while the bathroom has also been updated in a contemporary style. Overall, the accommodation offers a practical balance of living space without requiring the level of maintenance often associated with a larger home.

OUTSIDE

The property sits within a particularly quiet position, with a private, shrub-bordered rear garden providing an attractive degree of seclusion.

A paved patio immediately outside the lounge provides an ideal space for outdoor seating and entertaining, while established planting and mature shrubs create a pleasant backdrop and a sense of privacy. The garden is a manageable size, making it well suited to those who want outdoor space without an extensive maintenance commitment.

To the front, a private driveway provides useful off-road parking and leads to the garage, offering valuable storage or further practical space.

For anyone looking for a detached bungalow in a peaceful setting, with parking, a garage, a private garden and the village centre within walking distance, 17 Mallard Close presents an appealing opportunity.



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; 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.

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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.

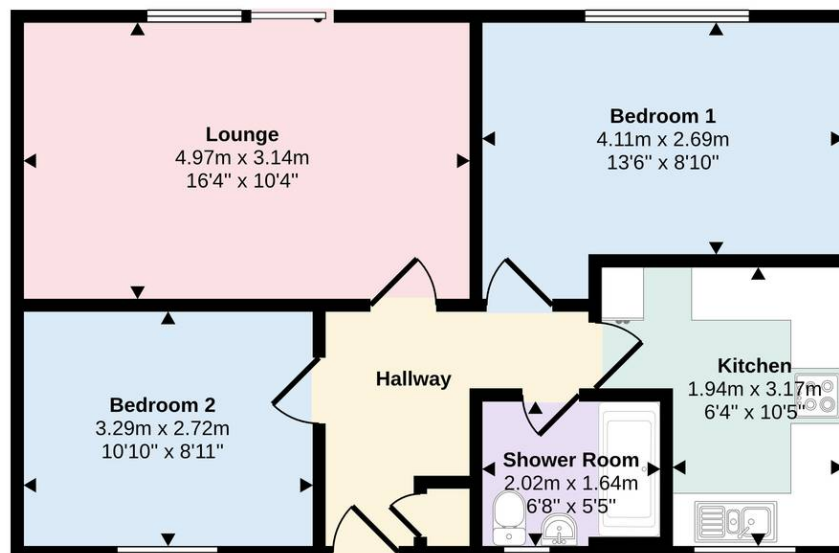
DISCLAIMER

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.

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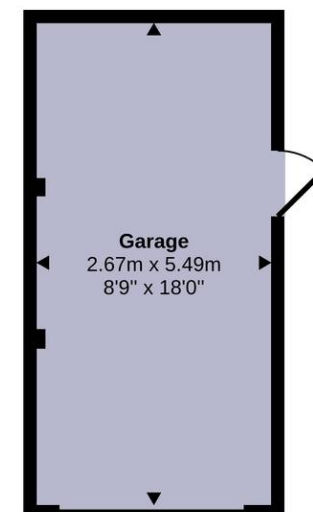


**Approx Gross Internal Area
71 sq m / 759 sq ft**



Floorplan

Approx 56 sq m / 601 sq ft



Garage

Approx 15 sq m / 158 sq ft

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.