



2 Ambleside Tangier Lane, Bishops Waltham - SO32 1BU

Guide Price £950,000

WHITE & GUARD

# 2 Ambleside Tangier Lane

Bishops Waltham, Southampton

## INTRODUCTION

Set within an exclusive and highly sought-after development, Ambleside is an exceptional four-bedroom detached executive residence, perfectly positioned just a short stroll from the charming centre of Bishop's Waltham. This bespoke home has been finished to an impeccable standard, offering a seamless blend of contemporary luxury and timeless design. From the expansive open-plan kitchen and dining space to the elegantly appointed reception rooms and beautifully curated bedrooms, every detail has been carefully considered to create a home of true distinction. With a double garage, generous parking, and a private wraparound garden, this is a property perfectly suited to modern family living or those seeking a refined downsize without compromise.

## LOCATION

Bishop's Waltham is one of Hampshire's most desirable market towns, celebrated for its characterful high street, independent shops, and welcoming community atmosphere. Residents enjoy a wonderful balance of village charm and everyday convenience, with cafés, restaurants, and amenities all within easy walking distance.

- WINCHESTER COUNCIL BAND F
- FREEHOLD
- EPC RATING C
- IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME
- EXPANSIVE OPEN PLAN KITCHEN DINING ROOM
- LOUNGE AND STUDY
- TWO ENSUITES AND FAMILY BATHROOM
- GENEROUS SIZE WRAP AROUND GARDEN
- LARGE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- DOUBLE GARAGE





## INSIDE

From the moment you step inside, the quality and attention to detail are immediately apparent. The heart of the home is the stunning open-plan kitchen and dining space, an expansive, light-filled area designed for both everyday living and entertaining. Finished to an exceptional specification, this space effortlessly accommodates family life, from relaxed breakfasts to hosting friends and special occasions.

The lounge provides a more intimate retreat, offering a sophisticated setting to unwind, with high-spec finishes enhancing the sense of comfort and style.

Upstairs, the principal bedroom suite is a true sanctuary, featuring a beautifully appointed ensuite with twin sinks, creating a luxurious, hotel-like experience. A second bedroom also benefits from its own ensuite, ideal for guests or older children, while the remaining bedrooms are generously proportioned and served by a high-spec family bathroom. Throughout the home, the sense of space, light, and refinement is unmistakable, creating an environment that is both elegant and effortlessly liveable.



## OUTSIDE

The property continues to impress externally, with a substantial driveway providing parking for multiple vehicles and the added convenience of an EV charger. The double garage offers further flexibility, whether for secure parking, storage, or potential workspace.

The wraparound garden is a true highlight, generous, private, and beautifully maintained, it provides the perfect setting for family life, outdoor dining, and summer entertaining. Whether its children playing on the lawn or hosting gatherings with friends, this outdoor space enhances the lifestyle offering of this exceptional home.

**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 £30 + VAT 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 £30 + VAT 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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