

# FLINDERS

Upham Street, Upham

SO32 1JA

Asking Price £650,000



WELLER  
PATRICK



## PROPERTY FEATURES

Attractive Detached Four Bedroom House in Sought After Semi Rural yet conveniently located Village ● Entrance Hall  
Cloakroom ● Lounge ● Kitchen/Breakfast/Dining Room ● Utility room ● On the first floor ● Master Bedroom with En  
Suite ● Family Bathroom ● Bedrooms 2 & 3 ● Ample Parking ● Detached Garage  
The lawned garden is to the rear and side ● Early Viewing is Recommended



## DESCRIPTION

Situated within the highly sought after semi rural yet accessible village of Upham is this attractively presented detached three bedroom property.

The village of Upham which is within the South Downs National Park is highly regarded being pleasantly rural and surrounded by countryside yet with the major centres of Winchester and Southampton being within easy driving distance.

The M27 motorway providing access across the South can be accessed in Hedge End or Eastleigh and the M3 in Winchester. Southampton Airport is also within a short drive and main line rail services are available from Winchester or Southampton Parkway. Within the village is a Junior School, Church and the popular Brushmakers pub. The traditional and historic country town of Bishops Waltham is also close by and offers a range of shops and amenities from its attractive town centre and high street.

The property was constructed approximately 8 years ago by highly regarded Imperial Homes and our clients purchased from new.

The property features a welcoming hallway with attractive tiled flooring also leading through to the kitchen/breakfast/dining room with doors opening onto the garden, The comfortable lounge at the front includes a log burning stove. There is a useful utility room with a door to the garden and a cloakroom.

On the first floor are three bedrooms, a family bathroom and bedroom one benefitting from an en suite. The garden is of a reasonable size extending to the rear and side of the property, the driveway provides ample parking and leads to the detached garage. For those with a caravan our clients park theirs to the front of the property. Early viewing of this pleasantly situated and well-presented property is highly recommended.



## DIRECTIONS

From Bishops Waltham's main roundabout take the B3035 signposted to Winchester. On entering the village of Upham turn right into Upham Street then turn first left (also called Upham Street) and the property is on the left.

The Postcode is SO321JA

Particulars prepared 12-02-26

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

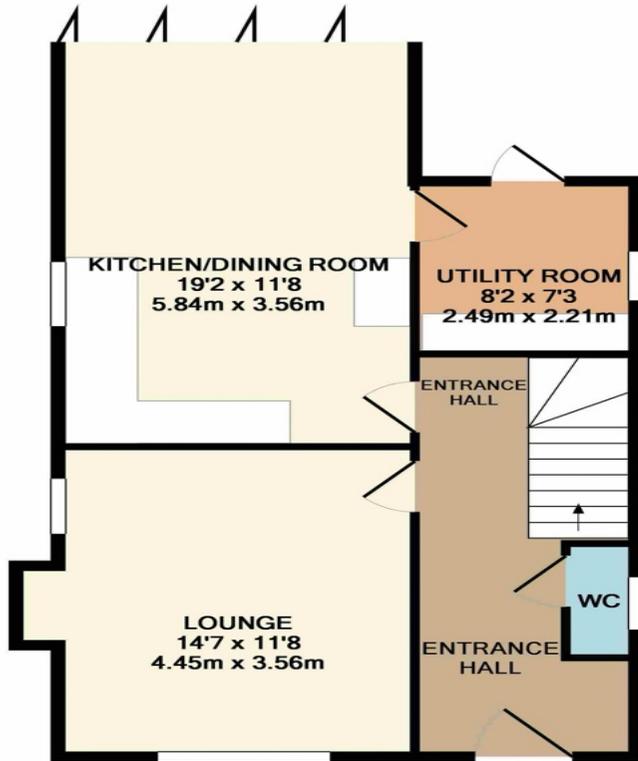
Council tax band E

Mains services of water and electricity are connected.

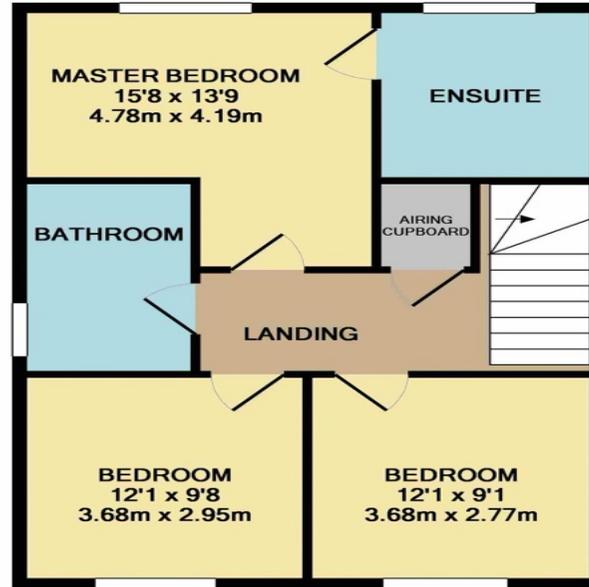
Private drainage. Heating is with an air source heat pump. Underfloor heating to the ground floor and radiators on the first floor.



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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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