



22 Langton Road, Bishops Waltham - SO32 1GF  
Offers Over £325,000

WHITE & GUARD

# 22 Langton Road

Bishops Waltham, Southampton

## INTRODUCTION

Welcome to this beautifully presented three-bedroom mid-terrace home, perfectly designed for modern living. Combining style, light, and practicality, this property offers a seamless blend of indoor and outdoor space, ideal for first-time buyers or those looking to downsize without compromise. With its bright open-plan layout, contemporary finishes, and direct access to scenic walking routes, this is a home that delivers both comfort and lifestyle in equal measure.

## LOCATION

Situated in the sought-after area of Bishops Waltham, this home enjoys the perfect balance of village charm and everyday convenience. The surrounding SO32 area is renowned for its picturesque countryside, offering endless walks right from your doorstep via the bridal path to the rear. Residents benefit from a welcoming community atmosphere, excellent local amenities, and easy access to nearby towns and transport links, making it an ideal setting for both relaxation and connectivity.

- WINCHESTER COUNCIL BAND C
- EPC ORDERED
- FREEHOLD
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOM MID TERRACE HOME
- OPEN PLAN KITCHEN LIVING AREA
- LIVING ROOM
- MODERN SHOWER ROOM
- ENCLOSED PRIVATE GARDEN
- GARAGE IN A SEPARATE BLOCK AND PARKING





## INSIDE

Step inside to discover a thoughtfully designed interior flooded with natural light throughout. The heart of the home is the impressive open-plan kitchen and living area, perfectly suited to modern lifestyles. Stylish bifold doors open out onto the garden, creating a wonderful flow for entertaining and everyday living. The Lounge offers additional living space, flooded with natural light. The property also benefits from a convenient downstairs WC. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, complemented by a sleek and contemporary shower room finished to a high standard. Every space has been carefully considered to maximise light, functionality, and style.

## OUTSIDE

To the front, the property offers a neat and welcoming approach. The private rear garden is a true highlight, providing a peaceful outdoor retreat with direct access to the bridal path beyond, perfect for those who enjoy walking and the outdoors. Whether relaxing or entertaining, this space offers versatility and privacy. Additionally, the property benefits from a garage located in a nearby block, providing valuable storage or parking options.



## SERVICES:

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

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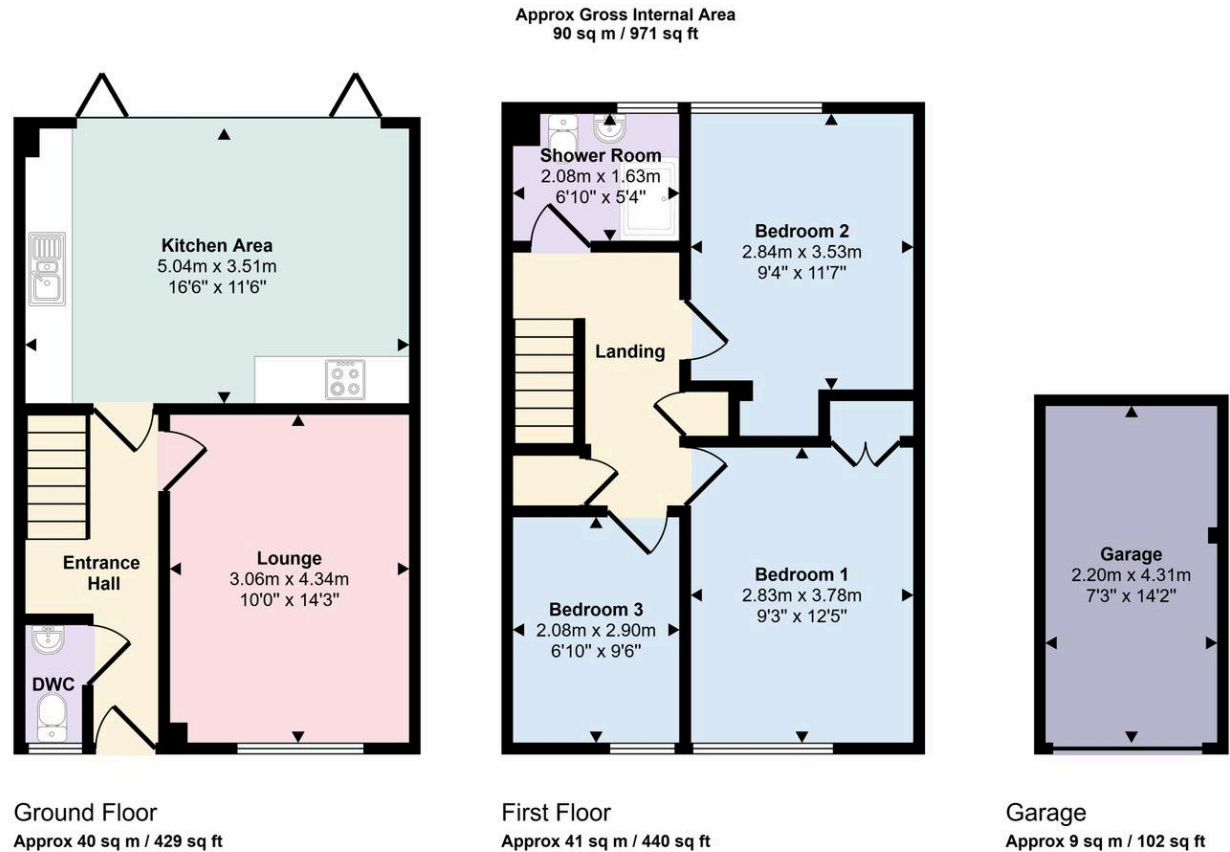
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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