



20 Penfords Paddock, Bishops Waltham - SO32 1EA  
£475,000

WHITE & GUARD

# 20 Penfords Paddock

## Bishops Waltham, Southampton

### INTRODUCTION

Set at the end of a quiet cul-de-sac and within easy walking distance of Bishops Waltham town centre, this highly impressive three-bedroom home features a superb garden and stylish, well-planned accommodation throughout. The property is centred around a stunning kitchen/dining room with bi-fold doors opening onto a decked terrace—ideal for indoor-outdoor living. The ground floor also offers a separate living room with a log-burning stove, a useful utility area, and a cloakroom WC. Upstairs, there are well-proportioned bedrooms and a tastefully appointed family bathroom, completing this attractive and well-balanced home.

### LOCATION

The beautiful market of Bishops Waltham offers a selection of shops and amenities and is surrounded by the South Downs that provides a number of lovely walks. The village is also within half of hour of the Cathedral City of Winchester and Southampton Airport. All main motorway access routes and also within easy reach for journeys to Portsmouth. Southampton, Chichester, Guildford and London. Botley railway station also benefits from being 10 minutes away which is also a mainline station.

- WINCHESTER COUNCIL BAND C
- FREEHOLD
- EPC RATING C
- STUNNING THREE BEDROOM SEMI DETACHED HOME
- IMPRESSIVE KITCHEN DINING ROOM
- IMMACULATELY PRESENTED THROUGHOUT
- LIVING ROOM WITH LOG BURNING STOVE
- BEAUTIFUL LANDSCAPED REAR GARDEN
- SET IN QUIET CUL DE SAC LOCATION
- WALKING DISTANCE OF BISHOPS WALTHAM TOWN CENTRE





## INSIDE

A double-glazed composite door opens into a spacious and well-presented hallway, finished with engineered oak flooring. Stairs rise to the first floor, and there is convenient access to a ground floor cloakroom. The cloakroom is finished to a high specification and features a surface-mounted vanity wash hand basin, WC, and a heated towel rail. From the hallway, a glazed internal door opens into a striking kitchen/dining room, which is sure to be the hub of this delightful home. The modern, re-fitted kitchen comprises a matching range of wall and base units with contrasting oak-effect worktops, incorporating an inset five-ring gas hob, electric oven and grill, and a sink with drainer. Integrated appliances include a fridge/freezer and dishwasher. A practical utility area provides additional worktop space, with plumbing for a washing machine and further space for a fridge/freezer. The room flows seamlessly into a dedicated dining area, where bi-fold doors open out and offer a wonderful outlook over the landscaped garden. Double doors lead through to the living room, where a log-burning stove with a wooden surround creates an attractive focal point, while double-glazed windows to the front overlook the well-maintained front garden.

The first floor landing provides access to a boarded and insulated loft space, with re-fitted oak veneer doors leading to all rooms. Positioned at the front of the property, the well-proportioned principal bedroom benefits from a good range of fitted wardrobes. Bedroom two is also a generous double room, offering ample space for freestanding wardrobes and additional furniture, while bedroom three is a well-sized single room with built-in storage. Completing the first floor is a well-appointed family bathroom, featuring a panel-enclosed bath with a mains rainfall shower and fitted screen, an inset vanity wash hand basin, WC, heated towel rail, and attractive tiling to the principal areas.



## OUTSIDE

Externally the property delivers beautifully presented front and rear gardens. The front garden has a well-maintained lawn with a garden path leading to the front door and the side pedestrian access.

The rear garden is a standout feature of the property, having been thoughtfully landscaped to create a versatile and visually striking outdoor space.

Immediately adjoining the house is an expansive porcelain patio terrace, offering an ideal setting for outdoor dining and entertaining, with ample space for garden furniture. Steps rise to a superb composite decking area, creating a second seating zone that enjoys an elevated outlook across the garden—perfect for relaxing in the warmer months. The garden then extends to a generous, well-maintained lawn, framed by established planting beds that provide a rich variety of mature shrubs, ornamental trees, and seasonal colour. The borders have been carefully designed to offer both privacy and visual interest throughout the year, while tall trees at the rear boundary enhance the sense of seclusion. Additional features include subtle tiering with retaining walls, decorative stone edging, and well-positioned planting pockets that break up the space attractively. A garden shed is neatly positioned towards the rear, and the overall layout provides a balance of open lawn, structured terraces, and lush greenery—ideal for both family use and entertaining alike.

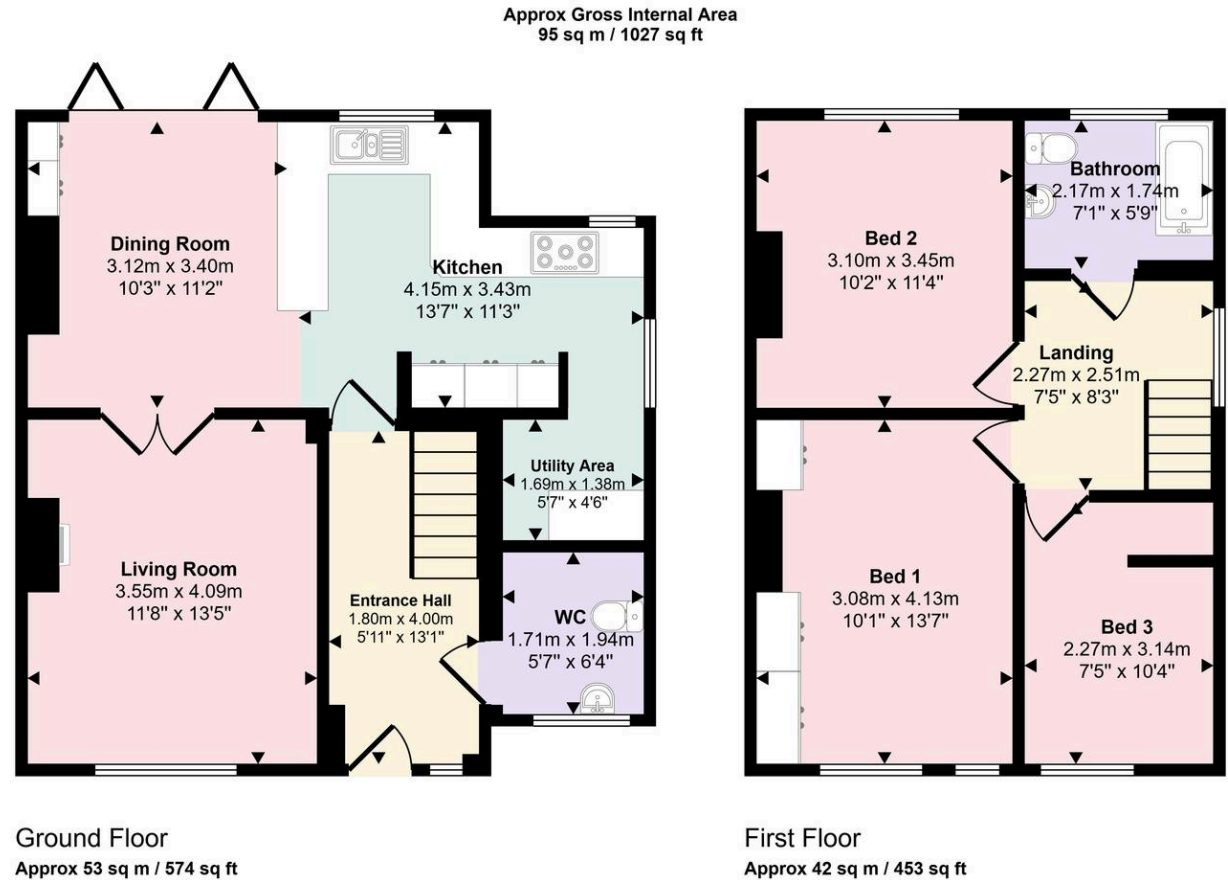
## SERVICES:

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

**BOARDBAND :** 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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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.



## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of 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.

## ANTI-MONEY LAUNDERING REGULATIONS

**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.