



59 Churchill Avenue, Bishops Waltham - SO32 1DA
£325,000

WHITE & GUARD

59 Churchill Avenue

Bishops Waltham, Southampton

INTRODUCTION

A beautifully appointed three bedroom link detached home set towards the end of a quiet cul-de-sac is located within walking distance to Bishops Waltham centre. The well-proportioned living accommodation includes a lounge, kitchen dining room and additional reception room which forms part of a garage conversion. Externally the rear garden has been landscaped to provide an Indian sandstone patio terrace and a well maintained lawn.

LOCATION

The charming market town of Bishop's Waltham offers an excellent selection of shops, cafés, and local amenities, while being surrounded by the stunning countryside of the South Downs, providing a wealth of scenic walking routes. Ideally situated, the village is within a 30-minute drive of the historic Winchester and Southampton Airport. It also enjoys convenient access to major motorway networks, making travel to Portsmouth, Southampton, Chichester, Guildford, and London straightforward. For rail commuters, Botley Railway Station is approximately 10 minutes away and provides mainline services to a range of destinations.

- BEAUTIFULLY PRESENTED THREE-BEDROOM LINK-DETACHED HOME
- TUCKED AWAY TOWARDS THE END OF A QUIET CUL-DE-SAC
- WITHIN WALKING DISTANCE OF THE CENTRE OF BISHOP'S WALTHAM
- MODERN KITCHEN/DINING ROOM
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING





INSIDE

A double glazed front door opens into an enclosed entrance porch which has a fitted cupboard to one side which houses the meters. An internal door opens to the spacious lounge which has a double glazed window to the front elevation and radiator to one wall. Set at the rear of the house is the modern kitchen dining room, which comprises a range of matching white gloss wall and base units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, induction hob and electric oven. Space is provided for a fridge freezer and washing machine. The room extends into the dedicated family / dining area which also has further fitted countertops providing breakfast bar seating, while double glazed French doors open onto the attractive landscaped garden. A door to one side opens to the dining room which could easily be utilised as a playroom / additional reception room or guest room. From the dining area there is a fitted pantry.

On the first floor the spacious landing leads to all the principal accommodation which includes a master bedroom with fitted wardrobes, while bedrooms two and three allow for freestanding furniture alongside a range of fitted shelving and useful storage space. The well appointed family bathroom suite comprises a panel enclosed bath with mains shower over and fitted glass shower screen, WC, pedestal wash hand basin, heated towel rail and attractive tiling to the principal areas.

OUTSIDE

Externally a dropped kerb provides vehicular access to a driveway. The enclosed rear garden has been meticulously presented and offers a large Indian sandstone patio terrace which extends to a re-laid lawn which is enclosed via wood panel fencing. A gate to one side leads to a bin storage area for the property and provides side pedestrian access.



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 ; Superfast Fibre Broadband 60-80 Mbps download speed 19 - 20 Mbps upload speed. This is base on information provided by Openreach.

- WINCHESTER COUNCIL BAND D
- EPC RATING C
- FREEHOLD

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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.

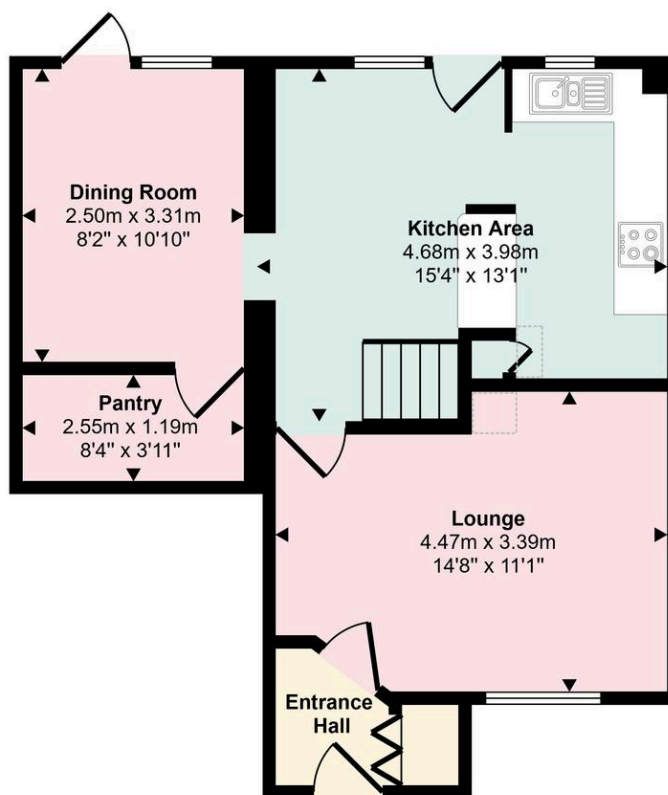
DISCLAIMER

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

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Approx Gross Internal Area
79 sq m / 854 sq ft

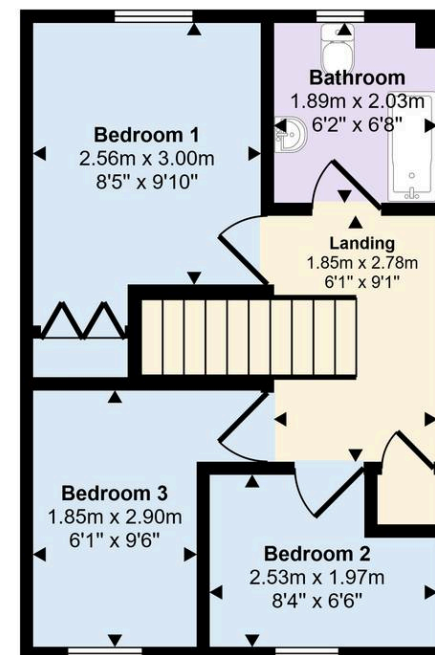


Ground Floor

Approx 47 sq m / 506 sq ft

Denotes head height below 1.5m

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.



First Floor

Approx 32 sq m / 348 sq ft