



Grovers Field, Bishops Waltham, Southampton, Hampshire, SO32 1QL

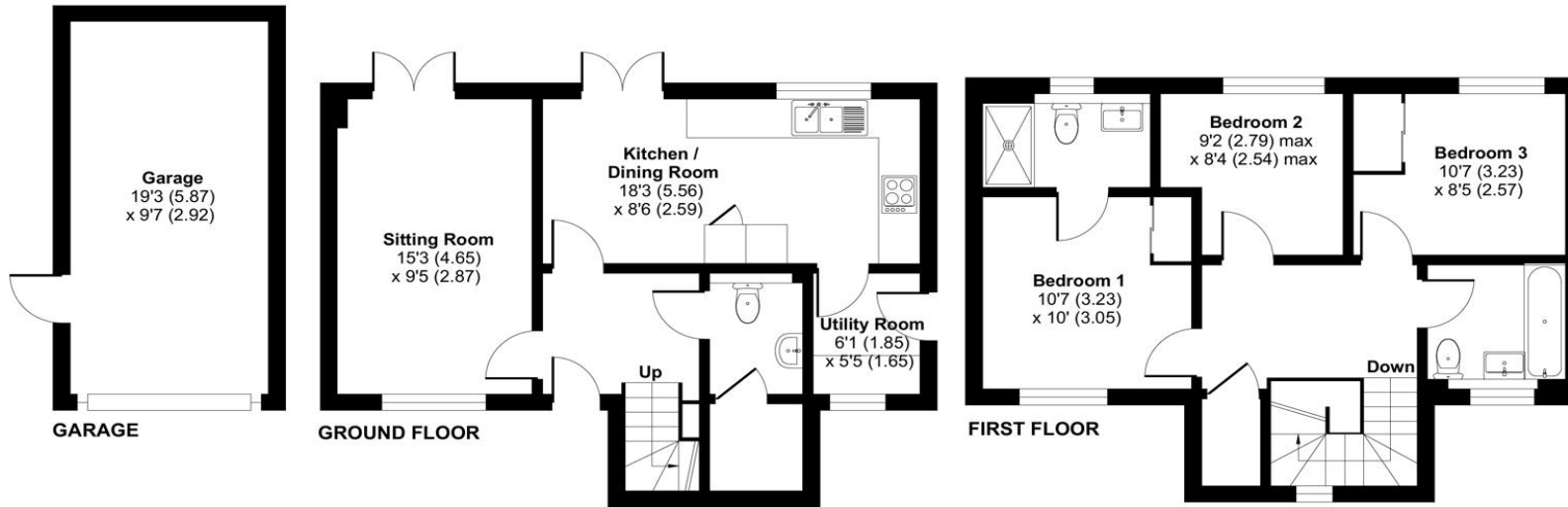


ACCOMMODATION

This immaculately presented three-bedroom detached home is set in a quiet cul-de-sac just a short walk from Bishops Waltham village centre, on the edge of The South Downs National Park. The property features a welcoming entrance hall, and good size sitting room, and a kitchen/dining room, both of which have French doors leading out to the garden. The kitchen includes integrated appliances and gives access to a separate utility room which has external access to the side of the property. Upstairs are three good-sized bedrooms, with the principal bedroom benefiting from an ensuite shower room and a family bathroom serving the remaining bedrooms. Externally, the property has a shingled driveway leading to a garage at the side of the house and a rear garden that has been nicely landscaped with sleeper borders, shrubs, and artificial grass.



Approximate Area = 953 sq ft / 88.5 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1137 sq ft / 105.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1008048



SITUATION

Bishops Waltham is a small historic town situated at the head of the River Hamble and surrounded by many villages. It is home to the ruins of Bishops Waltham Palace, an English Heritage monument and a variety of convenient shops and traditional inns. The historic city of Winchester is only a short drive away, offering many impressive features and famous attractions. The Hampshire Bowman Public House which has an excellent local reputation for its fine ales & food is also close by.



SPECIFICATION

- Immaculately presented detached home
- Short walk to village centre
- Three bedrooms
- Two bathrooms
- Sitting room
- Kitchen/dining room
- Utility room
- Driveway and garage
- Landscaped garden
- Cul-de-sac location

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

ASKING PRICE

£525,000

TENURE

Freehold

Estate Management Charge: £382.57 per annum

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.