



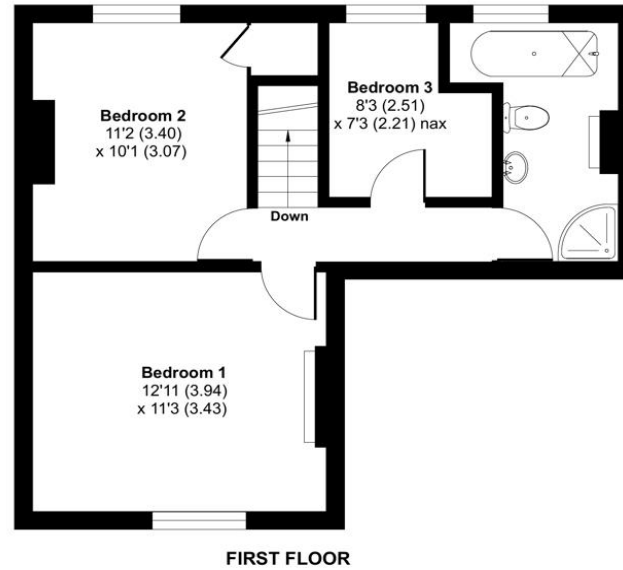
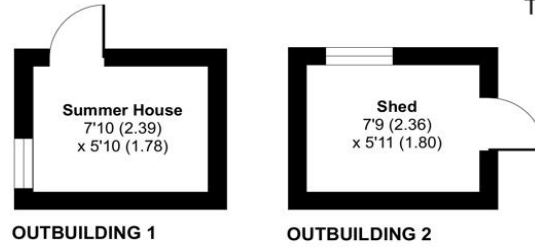
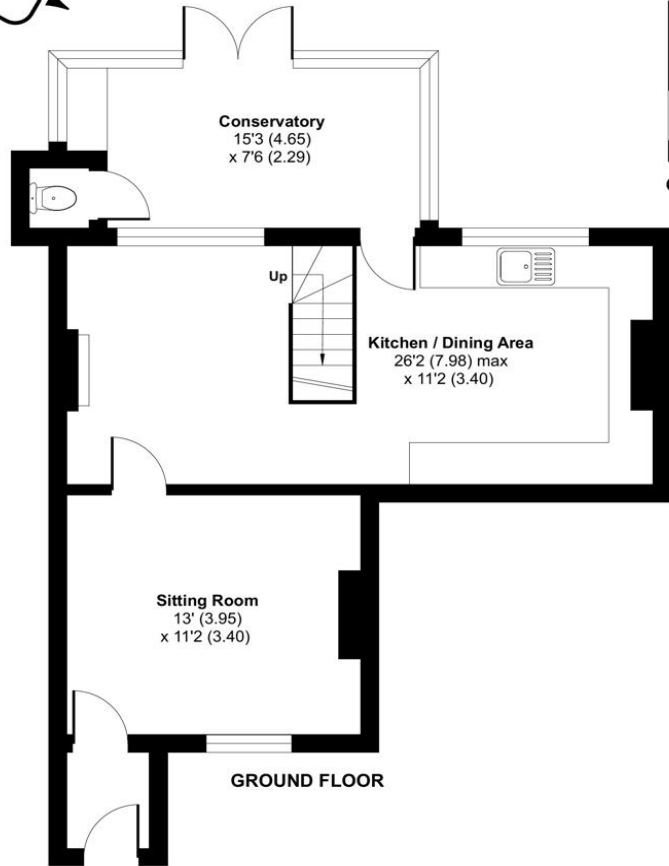


ACCOMMODATION

This very well presented three-bedroom Victorian style cottage is set just a stone's throw from the historic High Street in Bishops Waltham. The characterful and spacious accommodation which includes fireplaces, sash style windows and stripped floorboards, comprises a sitting room, a 26ft kitchen/family room, and a conservatory extension on the ground floor. There is also a front porch and a handy downstairs W/C. Upstairs there are three bedrooms, two good doubles and a single/study, plus a smart modern bathroom with slipper style bath and a contemporary tile shower enclosure. Outside there are gardens to both front and rear. The rear garden is a good size, mainly lawn and seating areas, a shed and a summerhouse with power and light.



Approximate Area = 1046 sq ft / 97.1 sq m
Outbuilding = 92 sq ft / 8.5 sq m
Total = 1138 sq ft / 105.7 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(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). © nitchecom 2024. Produced for Charters Estate Agents Limited. REF: 1112296



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

- Victorian style period cottage
- Very close to Bishops Waltham High Street
- Three bedrooms
- Large kitchen/family room
- Sitting room
- Conservatory
- Modern bathroom
- Good size garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band B

GUIDE PRICE

Asking Price £370,000

TENURE

Freehold