



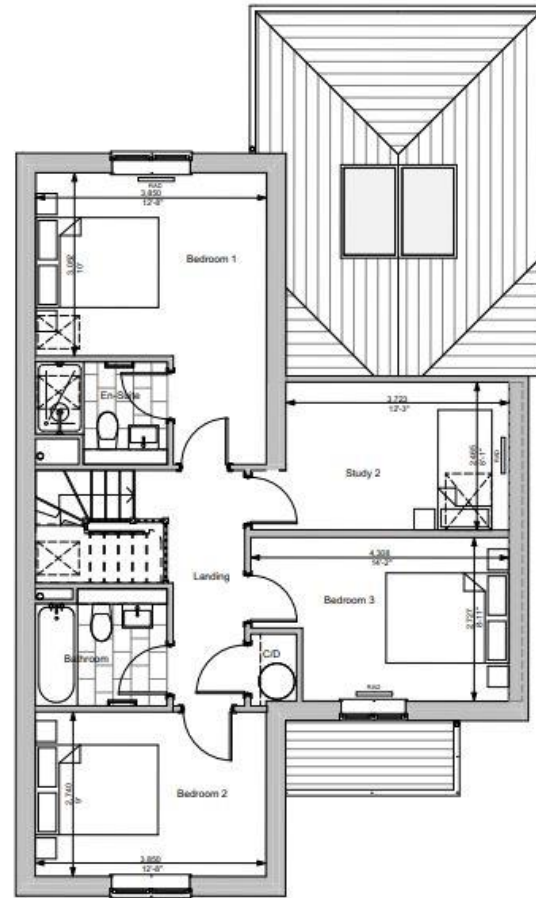
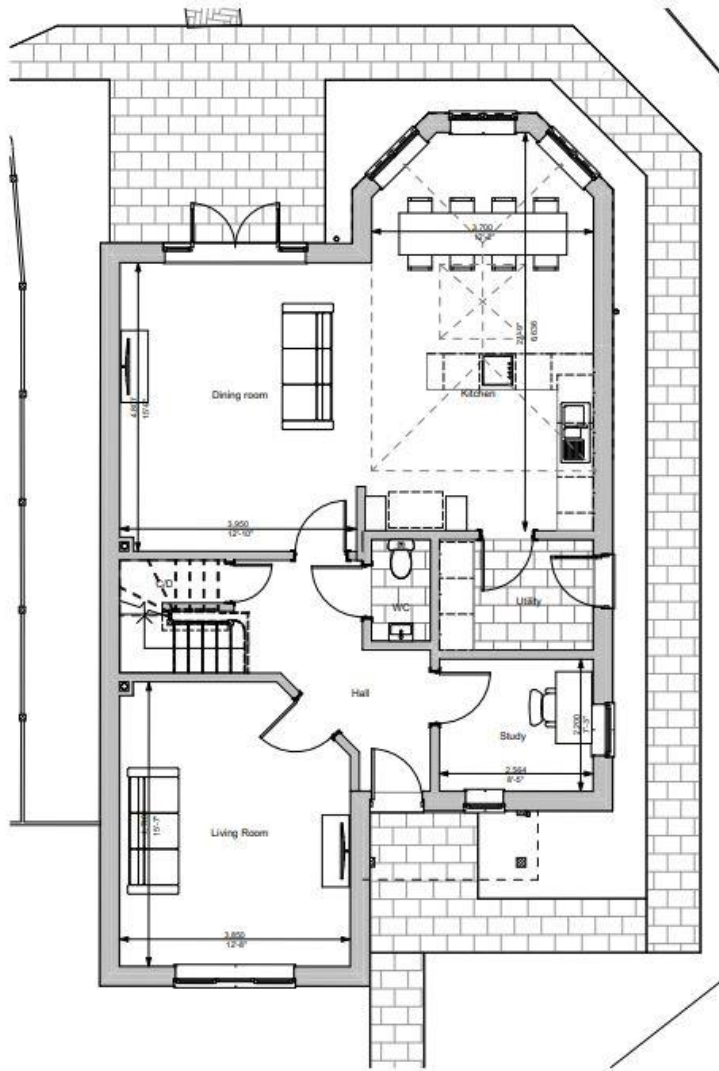
The Woodman Inn, Winchester Road, Upham, Southampton, Hampshire, SO32 1HA



## ACCOMMODATION

A very impressive and highly individual four-bedroom detached property featuring a wonderful kitchen/family room with vaulted ceiling. This super home is part of a select development of just four properties in the sought after village of Lower Upham, just outside the historic town of Bishops Waltham. The accommodation is surprisingly spacious at nearly 1700 square feet. On the ground floor the welcoming entrance hall leads you through to the fabulous dual aspect kitchen/family/dining room with feature bay window overlooking the garden and French doors allowing access to the patio and garden beyond. The kitchen is fitted with contemporary units and there is a separate utility room with external access. The spaciousness of the kitchen/family room offers an ideal place to entertain or to simply spend time with the family. There is also a cosy living room for quieter times and a useful study on this floor. Upstairs you will find four well-proportioned bedrooms. The principal bedroom features an en-suite shower room and the remaining three bedrooms are serviced by the contemporary family bathroom.

Externally there is a private garden with a patio and pathway which wraps around the property and eventually leads to the double car port and parking which is located to the rear.



## SITUATION

Upham is a thriving village with a village pond, church, two traditional style pubs and well-regarded Primary School. The cathedral city of Winchester is only 8 miles away, where there are many excellent shops, recreational and business facilities. Communications are excellent with the M3, A34, and A303 within easy reach. This provides access to London and the south coast. Southampton Airport, with its ever-increasing network of International flights, is approximately an 18 minute drive away.



### **SPECIFICATION**

- Very individual brand new home
- Four good size bedrooms
- Spacious - Approx 1700 sq ft
- Wonderful vaulted kitchen/family room
- Living room
- Separate study
- Two contemporary bathrooms
- Double carport to the rear
- Sought after village location
- Viewing Recommended

### **LOCAL AUTHORITY**

Hampshire County Council/Winchester City Council

### **GUIDE PRICE**

Offers In Excess Of £650,000

### **TENURE**

Freehold