



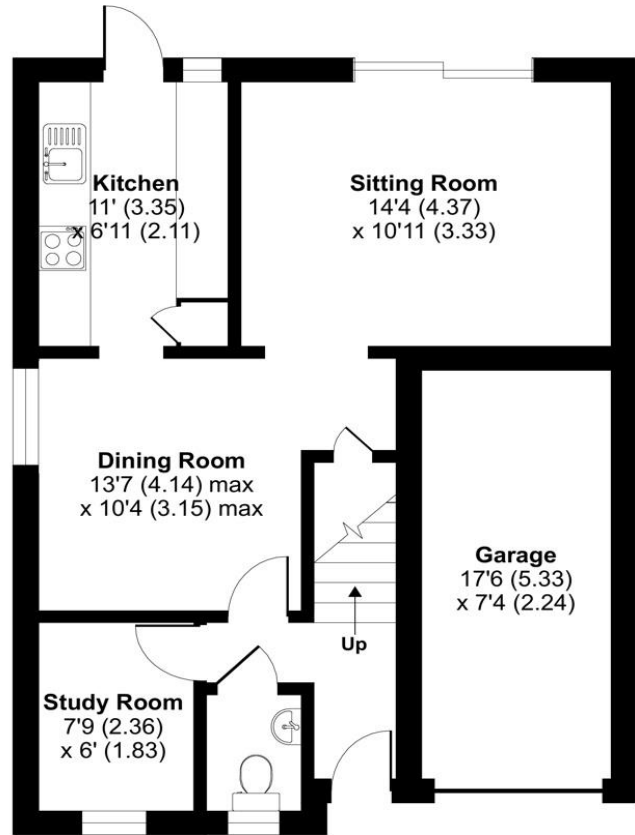




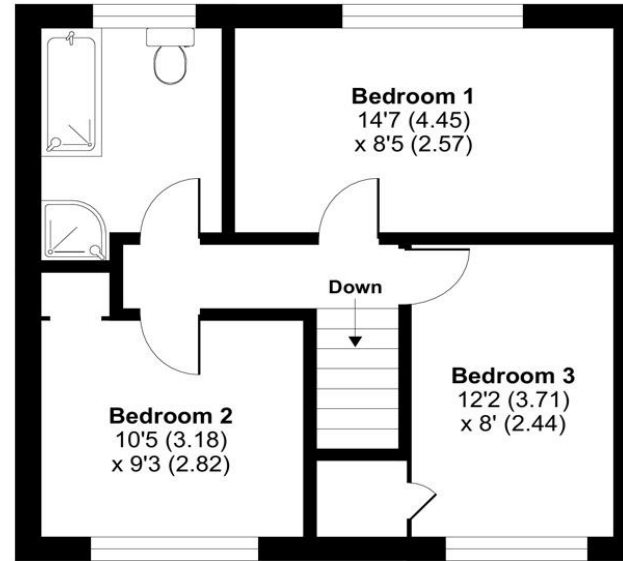
## ACCOMMODATION

Introducing this beautifully modern detached house located in a desirable town setting. With three spacious bedrooms, this property offers generous living space and a comfortable lifestyle for its future occupants. Step inside and be greeted by a contemporary open-plan layout that seamlessly connects the living and dining rooms. The modern kitchen boasts sleek cabinetry and high-quality appliances. A study and handy cloakroom complete the downstairs accommodation. The first floor includes three double bedrooms which are served by a modern family bathroom. The house further benefits from a well-maintained garden and a delightful patio area, perfect for outdoor relaxation and entertaining guests. There is also the fantastic addition of solar panels which provide free electricity during daylight hours. Gated side access from the driveway to the garden delivers added convenience. Off-street driveway parking for two cars and an internal garage provides convenience and additional storage options. Don't miss out on the opportunity to make this modern detached house your new home.

Approximate Area = 975 sq ft / 90.6 sq m  
 Garage = 124 sq ft / 11.5 sq m  
 Total = 1099 sq ft / 102.1 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	87
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1069450



## 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 Bishop's 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**

- Three-bedroom detached
- Garage and driveway
- South-facing garden
- Modern kitchen
- Contemporary bathroom
- Walking distance to the town centre
- Solar panels

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: D

**ASKING PRICE**

£460,000

**TENURE**

Freehold