



Whalesmead Close, Bishopstoke, Eastleigh, Hampshire, SO50 8HE



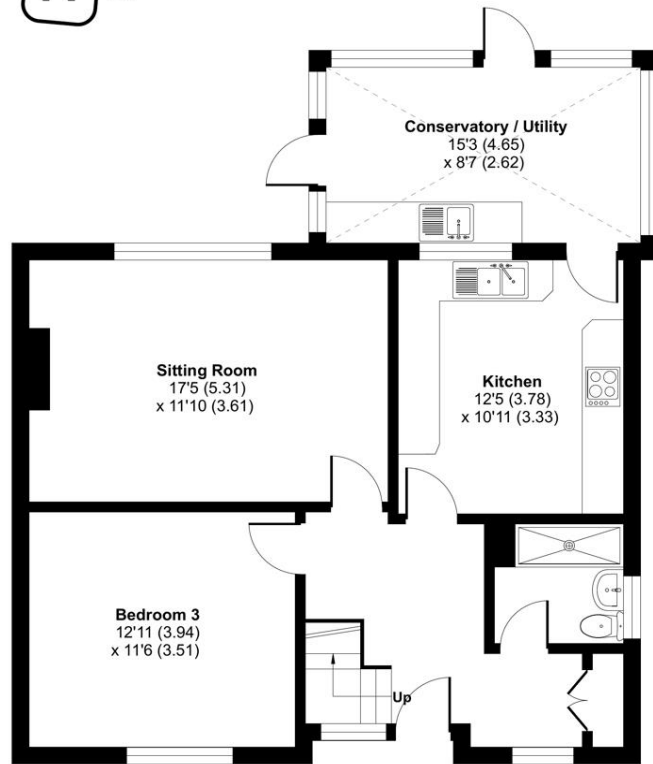
## ACCOMMODATION

Individually designed, detached family home that provides versatile living accommodation, located within the popular village of Bishopstoke. This substantial home encapsulates the true essence of a family residence and is positioned well within the generous grounds. This fantastic home has an array of living opportunities and would allow with simple adaptations the opportunity to have a multi-generational lifestyle. The welcoming entrance hall leads to all principal rooms and stairs to the first floor. The light and airy living room is perfectly placed to enjoy views over the garden beyond, with a feature gas fire. A traditional kitchen requires improvement and includes a range of wall and base units, and an integrated oven. The accommodation continues to delight with a conservatory leading to the garden beyond. This space is currently being utilised as a utility room, but can also provide a flexible reception room if required. Completing the ground floor accommodation is the third bedroom which is serviced by the guest shower room. Stairs rise to the first floor leading to two delightful double bedrooms, both serviced by the modern family shower room. Externally the grounds have been well maintained and offering a mix of mature borders, vast lawned area and herbaceous borders. There is also a large patio off the back of the home perfect for al fresco dining. An additional garden to the side of this home provides an extension to the main formal garden and is laid mostly to lawn with garden shed. To the front of this home the driveway offers ample parking with mature lawn leading to the separate double garage.

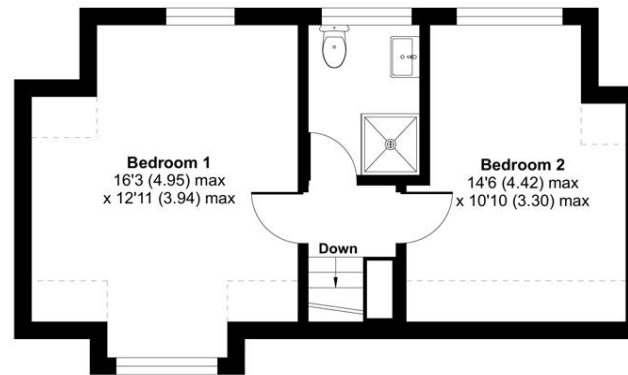


Approximate Area = 1183 sq ft / 110 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Total = 1229 sq ft / 114.1 sq m  
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1019919



### SITUATION

Situated in the quiet area of Bishopstoke, a village on the eastern bank of the River Itchen. Bishopstoke offers many shops, traditional inns, and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 5-minute drive with its variety of shops, Swan Centre Mall, restaurants, sports facilities and a new complex providing a Vue cinema and bowling.



#### **SPECIFICATION**

- Extended family home
- Three Bedroom Detached Home
- Traditional Kitchen
- Modern family shower room
- Light and Bright Conservatory
- Extensive rear gardens
- Driveway Parking and Double Garage
- No chain

#### **LOCAL AUTHORITY**

Eastleigh Borough Council

Council Tax Band D

#### **GUIDE PRICE**

Guide Price £475,000

#### **TENURE**

Freehold

*Disclaimer: This property is subject to a Possessory Title as all the necessary documentation to meet the Land Registry's criteria for absolute title are not available. Therefore, an indemnity policy will be available.*