



Kestrel Close, Bishops Waltham, Southampton, Hampshire, SO32 1RN

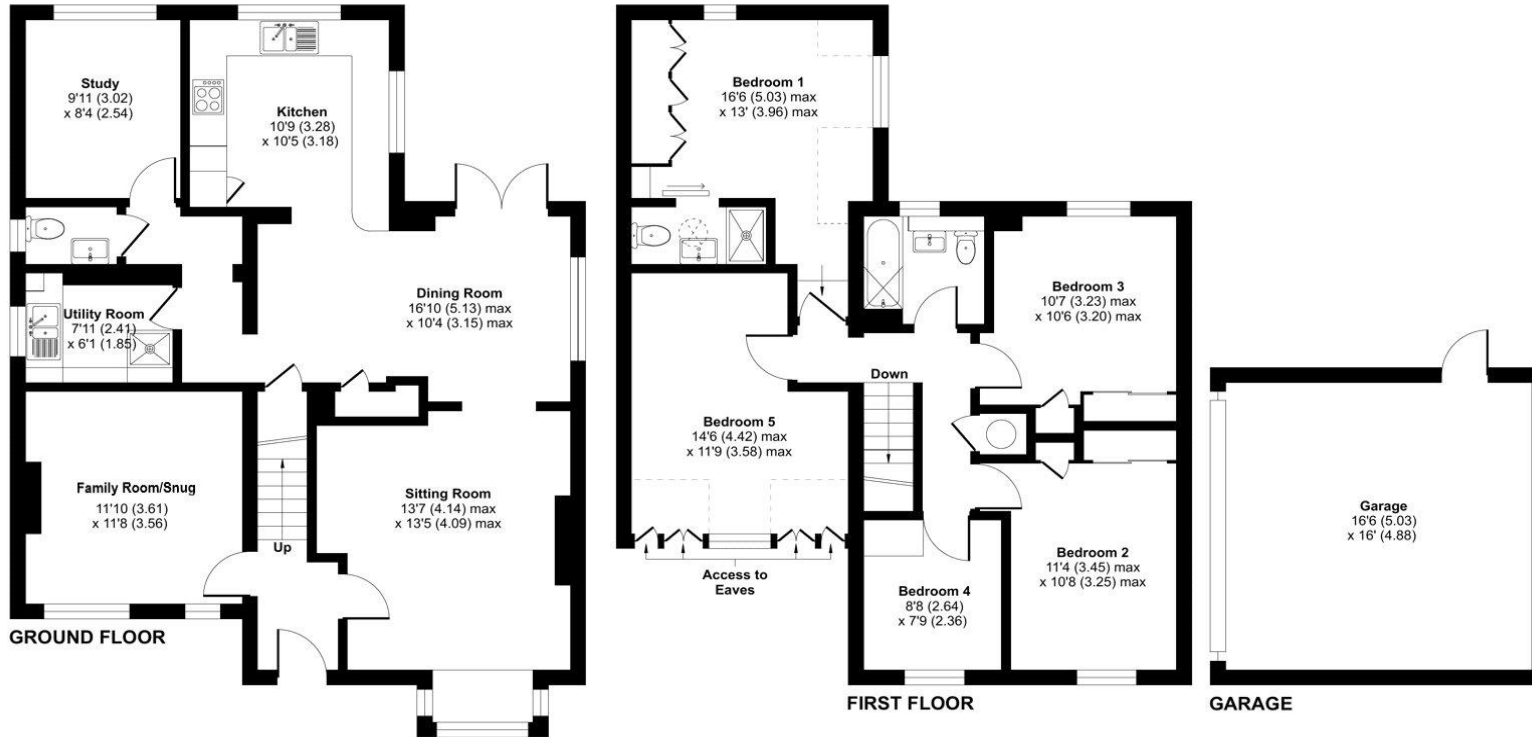


ACCOMMODATION

An incredibly spacious and very smartly presented five-bedroom detached family home, including three bathrooms, four reception rooms and a double garage, located just a few minutes walk from Bishops Waltham village centre. The impressive accommodation on the ground floor comprises an entrance hall, family room/snug, living room, dining room which is open plan to the modern fitted kitchen, utility/shower room, and a further study which would make an ideal guest bedroom. The first floor comprises five bedrooms, four of which are double, an en suite to the principal bedroom, and a family bathroom. Outside, to the front there is ample parking on the driveway plus a detached double garage. The rear garden is mainly lawn with a paved patio, wraps around to the side of the house, and is bordered by mature trees and shrubs providing a good degree of privacy.



Approximate Area = 1671 sq ft / 155.2 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 264 sq ft / 24.5 sq m
 Total = 1981 sq ft / 183.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(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: 1039031



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 and food is also close by.



SPECIFICATION

- Five good sized bedrooms
- Separate study
- Private garden
- Open plan kitchen/dining
- Double garage
- Sought after village location

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £550,000

TENURE

Freehold