



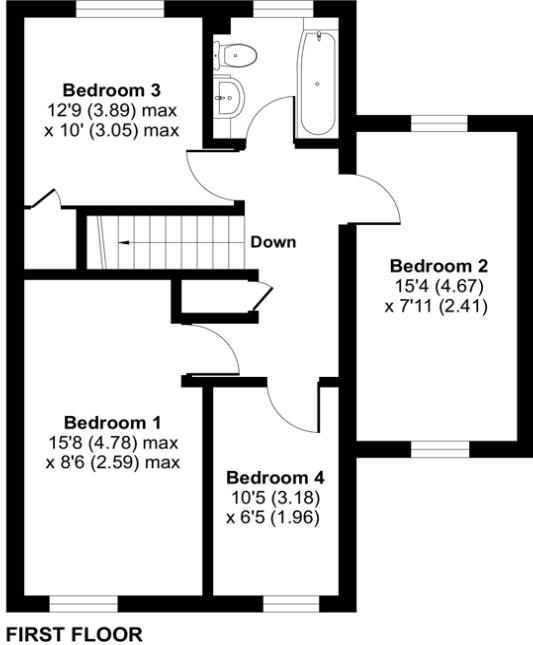
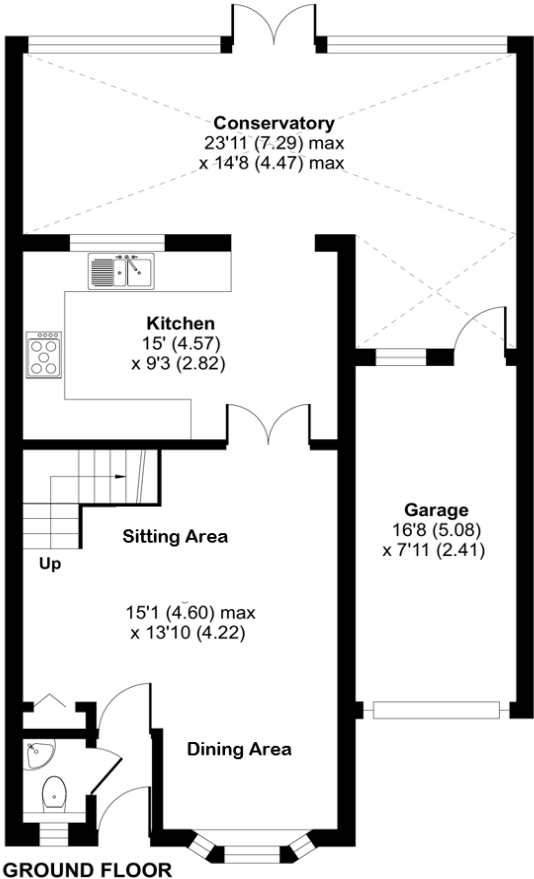
Claylands Court, Bishop's Waltham, Southampton, Hampshire, SO32 1JS



ACCOMMODATION

Located a short distance from Bishop's Waltham town centre and local schools, this spacious four-bedroom family home offers versatile accommodation, having been cleverly extended and is complemented by modern fixtures and fittings. The welcoming entrance hallway has a convenient guest cloakroom and leads through to the spacious sitting/dining room with a feature bay window which transitions into the dining area. The kitchen is fitted with a comprehensive range of modern units and complementing worksurfaces. This leads seamlessly into the extended section of the home. Spanning the full width, is the generous conservatory overlooking the garden, which offers internal access into the garage. To the first floor, there are four bedrooms, three of which are doubles and served by a well-appointed family bathroom. The front of the property is accessed via a footpath, with a driveway for two cars. The private rear garden has a patio terrace, ideal for entertaining guests on a summer's day. The garden is mainly laid to lawn with planted borders.

Approximate Area = 1266 sq ft / 117.6 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 1394 sq ft / 129.4 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	62	72
(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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1059530



SITUATION

Situated in the medieval town of Bishop's Waltham which lies 12 miles east of the thriving city of Winchester. The town itself boasts a fine Norman church and a host of boutiques and award-winning restaurants housed in 17th and 18th century buildings. Perfectly placed for travel, Bishop's Waltham has great links to the A3 and M3 motorway, offering solid outbound routes and for a dose of the city, Winchester, Southampton and Portsmouth all lie within 30 minutes' drive.



SPECIFICATION

- Four-bedroom terraced house
- Short walk to Bishop's Waltham town centre
- Versatile and well-appointed accommodation
- Approximately 1400 sq ft of living space
- Driveway parking for two cars
- Private rear garden

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - D

ASKING PRICE

£425,000

TENURE

Freehold