



Botley Road, Shedfield, Southampton, Hampshire, SO32 2HN

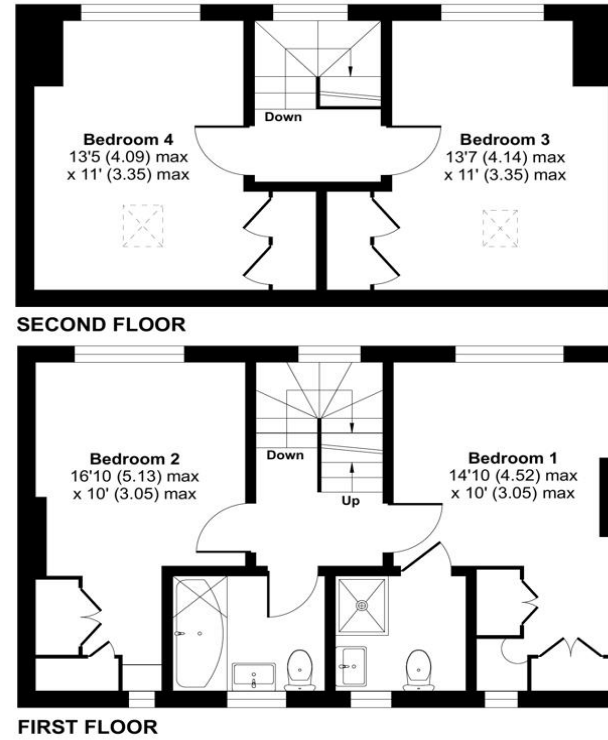
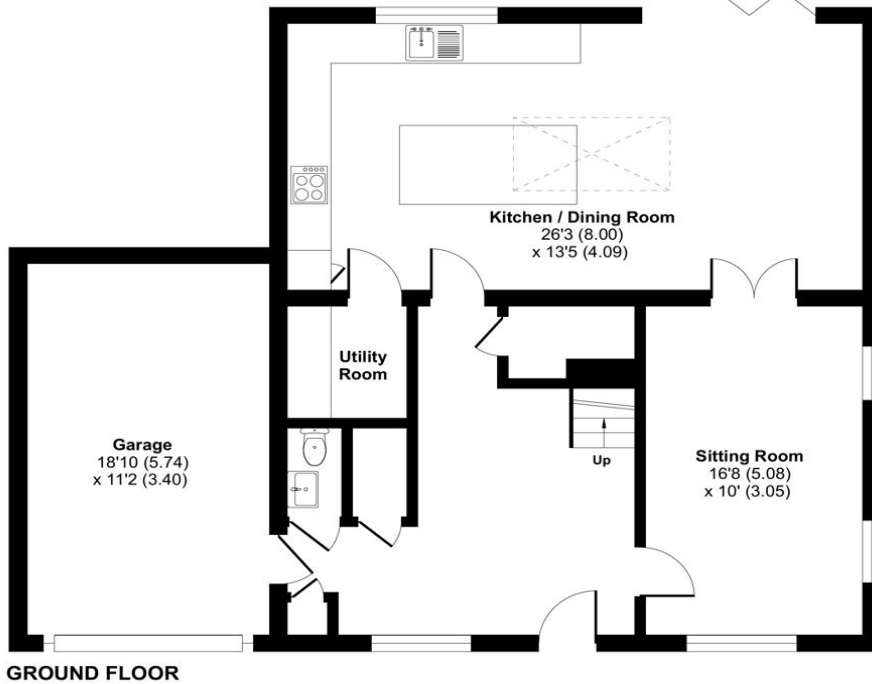


ACCOMMODATION

A beautifully presented and spacious four-bedroom home which has been renovated, extended and is offered in a generously sized plot with no forward chain. An impressive and welcoming entrance hallway transitions into the heart of the home with the feature kitchen/dining/family room. The bespoke kitchen has a high-quality finish with a central island and provides the ideal space for entertaining with friends and family. Bi-fold doors promote the gorgeous plot with a lovely outlook from the stunning family area, which has superb natural light via skylight windows. To the front of the property is a naturally light and airy sitting room. The downstairs concludes with a large utility room and guest cloakroom. The first floor continues to impress with two double bedrooms, with the principal bedroom boasting a modern en-suite shower room and built-in wardrobes, while offering fantastic views over the local countryside and the surrounding area. The family bathroom serves the remaining bedrooms. Stairs lead to a fabulous loft conversion on the second floor which features two further double bedrooms. The private garden is mainly laid to lawn with a large paved patio perfect for entertaining. The keen gardener will also be able to fulfil their needs with a neat vegetable garden behind the double length garage. To the front of the property, the driveway offers space for multiple cars.



Approximate Area = 1626 sq ft / 151 sq m
 Garage = 210 sq ft / 19.5 sq m
 Total = 1836 sq ft / 170.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	
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 2024. Produced for Charters Estate Agents Limited. REF: 1081961



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 & food is also close by.



SPECIFICATION

- Impressive detached family home
- Four double bedrooms
- Semi-rural location
- Bespoke open-plan kitchen/dining/family room
- Sitting room
- Large, private garden
- Garage and ample driveway parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

GUIDE PRICE

Guide Price £775,000

TENURE

Freehold