

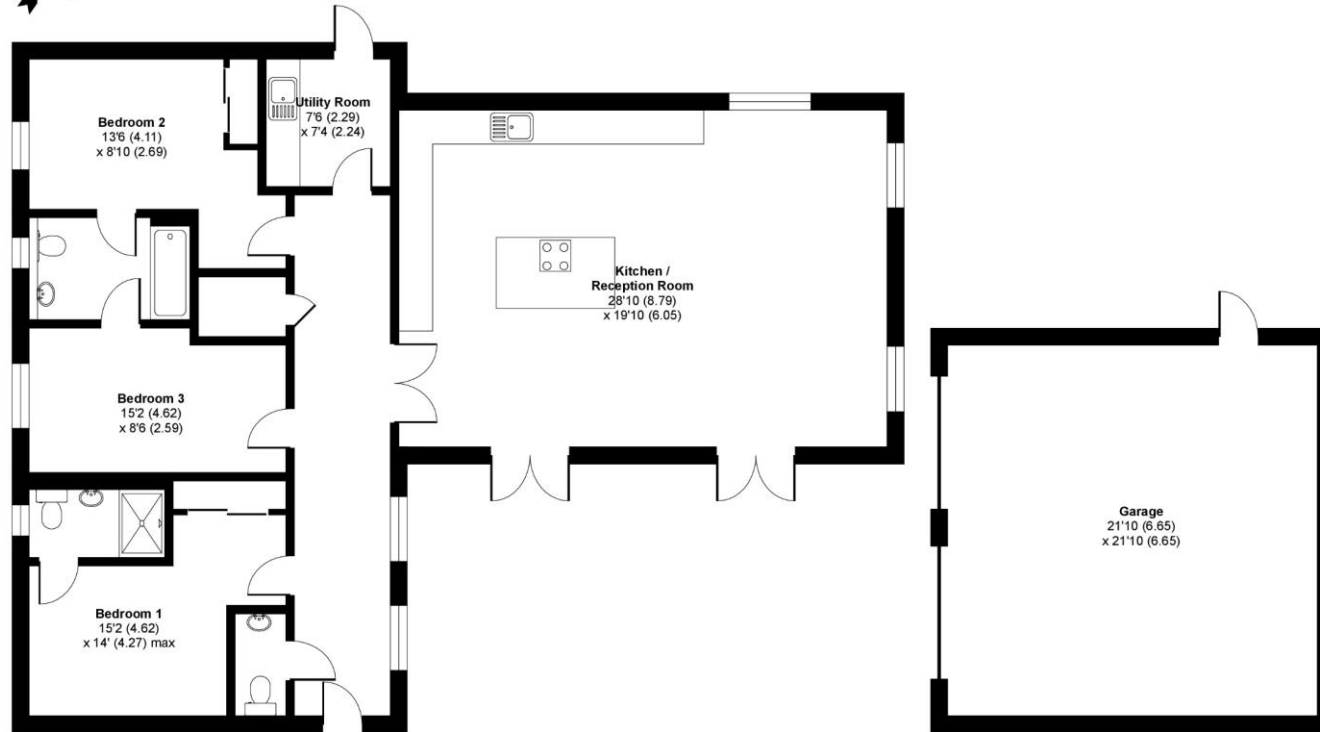




## ACCOMMODATION

A stunning, recently built three bedroom detached bungalow, set on a wonderful plot of approximately 0.3 acres, with picturesque views to the rear. Constructed by luxury developer Knightsgate, this superb property sits in a lovely corner position of an exclusive development of just four homes. The contemporary interior has been finished to a high specification and includes underfloor heating, quartz work surfaces, Porcelanosa sanitary ware, and an air source heat pump. The accommodation features a large open plan living/dining/kitchen area with a vaulted ceiling. The fabulous kitchen includes a large central island and integrated Miele appliances, whilst the living area has a multi fuel burner, two sets of French doors and three large picture windows. The wide hallway gives access to a separate utility room and also leads off to the three double bedrooms, with fitted wardrobes in bedrooms one and two, an en suite shower room to bedroom one, and a Jack and Jill bathroom serving the remaining two bedrooms. The property occupies a generously sized plot, with gardens wrapping around three sides of the home. There is a double garage to the front with remote control door, approached by a large driveway providing parking for several vehicles. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate. Agents note: This property is situated on an unadopted road.

Approximate Area = 1406 sq ft / 130.6 sq m  
 Outbuilding = 476 sq ft / 44.2 sq m  
 Total = 1882 sq ft / 174.8 sq m  
 For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	82	
(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). © nlschem 2021. Produced for Charters Estate Agents Limited. REF: 717086



## SITUATION

Set on the outskirts of the village of Fair Oak and about 6.5 miles from the city of Winchester with its abundance of top brand shops, upmarket boutiques, inviting cafes and sophisticated restaurants. Fair Oak is an excellent community which offers many shops, popular restaurants, well regarded schools and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. The charming village of Bishop's Waltham is also only a 10 minute drive and is known for its blissful pace of life. This historic market town, set against the backdrop of the peaceful Hampshire countryside, features a broad range of independent shops, cafés, restaurants and salons. The many independent shops are complemented by miles of walking and cycling trails, from nature reserves to meandering riversides. On the doorstep of the South Downs National Park, and located at the midpoint of a long-established route between Winchester and Portsmouth, Bishop's Waltham is the perfect place to rest and relax.



### **SPECIFICATION**

- Recently built 3 bedroom detached bungalow
- Set on approx. 0.3 acre plot
- Lovely position with beautiful views to the rear
- Shaker Style Kitchen with Quartz worktops, large island and integrated appliances
- Porcelanosa water closet
- Spacious hall and utility room
- EV charging point
- Double garage and block paved driveway

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band F

### **ASKING PRICE**

£759,000

### **TENURE**

Freehold

Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.  
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