



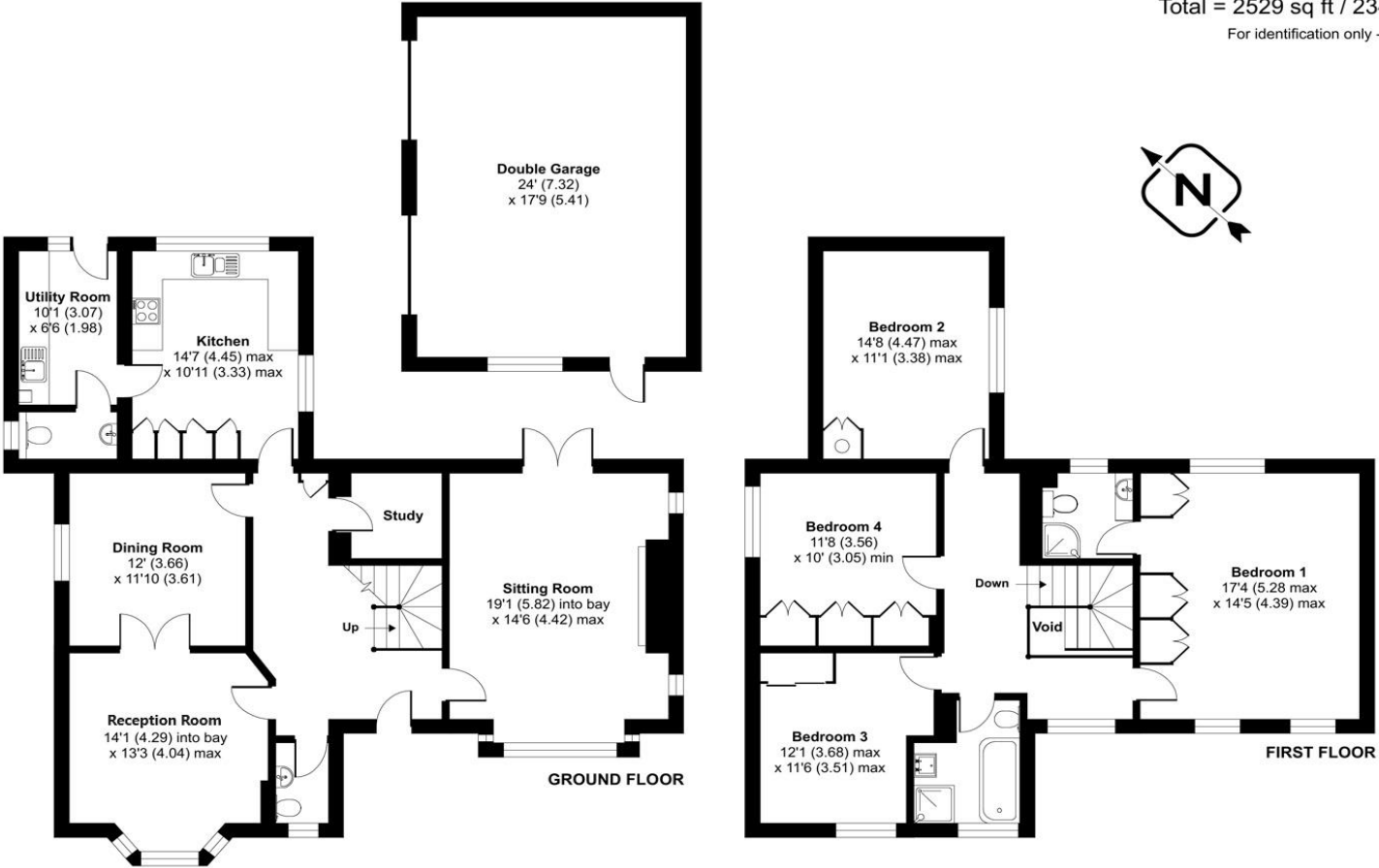
Rareridge Lane, Bishops Waltham, Southampton, Hampshire, SO32 1DX



ACCOMMODATION

Situated in one of Bishops Waltham's most sought-after locations is this gorgeous late Victorian detached home. Amassing well over 2000sq ft of internal accommodation and featuring two private driveways, a double garage and a delightful private garden. The welcoming entrance hall features refurbished original wooden flooring and seamlessly flows into the ground floor accommodation. Towards the rear of the home is the modern kitchen with a convenient utility room attached. Three additional reception rooms service the ground floor with the sun-filled main sitting room providing dual aspect. Two cloakrooms and a study room complete the ground floor accommodation. The first floor continues to boast the blend of modern with tradition. Four double bedrooms all feature built-in wardrobes and the principal suite is also accompanied by an ensuite shower room. The home is benefitted by a mainly laid to lawn garden to the rear with multiple private patio areas to enjoy the summer sun. The home includes two separate driveways with a block paved driveway to the front and a gated driveway with a double garage to the rear, allowing excellent access for families of all sizes.

Approximate Area = 2101 sq ft / 195.1 sq m
 Garage = 428 sq ft / 39.7 sq m
 Total = 2529 sq ft / 234.9 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		76
(55-68)	D	62	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1092216



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 property is conveniently within walking distance of Bishops Waltham Infant and Junior School's. The Hampshire Bowman Public House which has an excellent local reputation for its fine ales and food is also close by. The historic city of Winchester is only a short drive away, offering many impressive features and famous attractions.



SPECIFICATION

- Traditional detached home
- Central Bishops Waltham location
- Over 2100sq ft of internal accommodation
- Four double bedrooms
- Three reception rooms
- Two separate private driveways and a double garage

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: G

GUIDE PRICE

£950,000

TENURE

Freehold