



Battery Hill, Bishops Waltham, Southampton, Hampshire, SO32 1BT

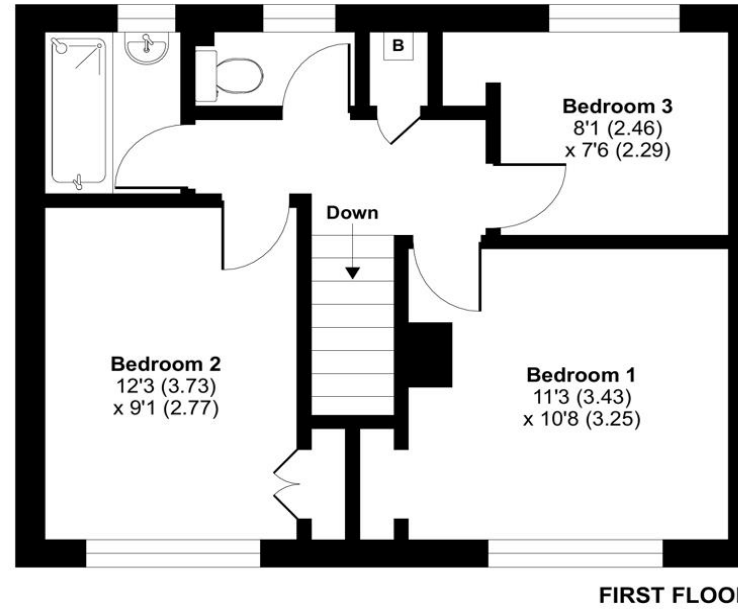
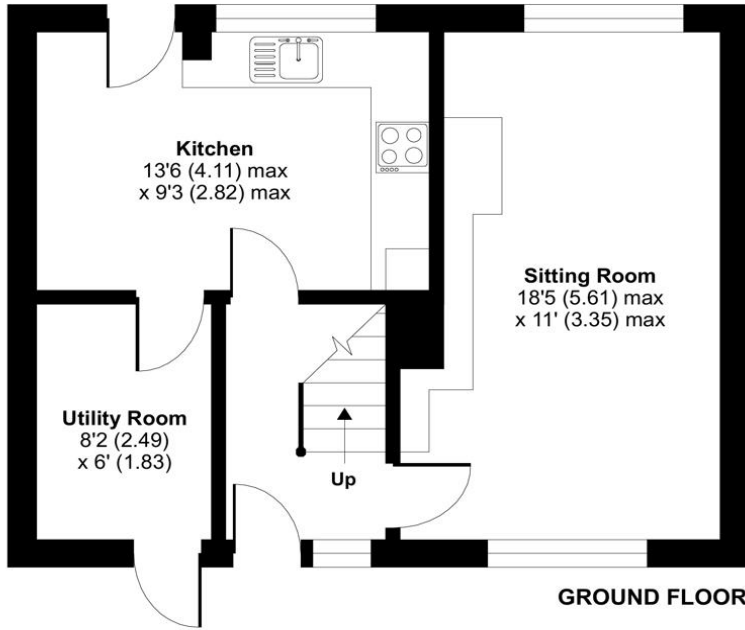


ACCOMMODATION

Charming three-bedroom family home, situated in a quiet cul-de-sac location would be perfect for a growing family. The property offers easy access to the medieval village of Bishops Waltham which offers a variety of shops and facilities. From the entrance hallway, an inviting, dual aspect sitting room is bathed in natural light, offering an ideal space for relaxation. To the rear is the modern kitchen/breakfast room, featuring contemporary amenities, complemented by a separate utility room, enhancing functionality. Ascend the staircase to discover three well-appointed bedrooms, providing versatility for a growing family or home office needs. The bathroom, adorned with contemporary fixtures, boasts a separate W/C for added convenience. Outside, a paved garden awaits. Enjoy the serene tree-lined outlook, creating a peaceful atmosphere. This residence seamlessly combines classic charm with modern amenities, offering a warm and welcoming environment for those seeking a delightful home.

Approximate Area = 860 sq ft / 79.9 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		79
(55-68)	D		
(39-54)	E	51	
(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: 1084237



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. Winchester is steeped in history and has many impressive and thriving features.



SPECIFICATION

- Three bedrooms
- Kitchen/breakfast room
- Sitting room
- Family bathroom
- Enclosed rear garden
- Walking distance to Bishops Waltham

LOCAL AUTHORITY

Winchester City Council
Council Tax Band B

GUIDE PRICE

Asking Price £265,000

TENURE

Freehold