



Grovers Field, Bishops Waltham, Southampton, Hampshire, SO32 1QL

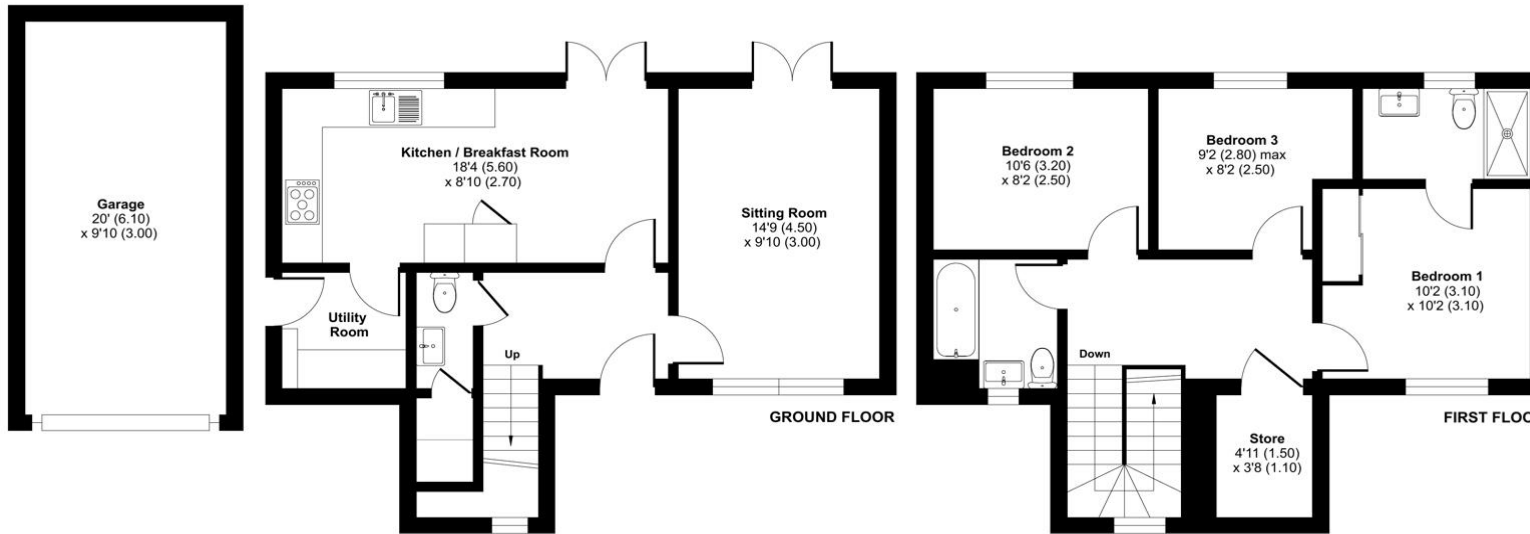


## ACCOMMODATION

Elegant and sleek three-bedroom, two-bathroom detached home occupying a convenient and quiet position in Bishops Waltham within walking distance to the picturesque High Street. This beautiful home was constructed by Bargate Homes and offers complete modern living. The fully integrated, contemporary open-plan kitchen/dining room features high quality appliances and also a useful utility room within direct access to the side of the shingled driveway. The stylish living room is perfect for relaxing evenings and has been fitted with a log burner. A guest cloakroom and further storage completes the ground floor. The property continues to impress on the first floor with three well-proportioned bedrooms. The principal bedroom boasts a luxurious ensuite shower room, with the additional bedrooms being served by the modern family bathroom. Externally the enclosed, west-facing garden is mainly laid to lawn, with a patio area to the rear of the home, ideal for alfresco dining. A private driveway is located to the side of the home and is accompanied by a good-sized garage.



Approximate Area = 995 sq ft / 92.4 sq m  
Garage = 197 sq ft / 18.3 sq m  
Total = 1192 sq ft / 110.7 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>87</b>	<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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: 1119118



## 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**

- Immaculately presented detached home
- Short walk to village centre
- Three bedrooms
- Two bathrooms
- Living room
- Kitchen/dining room
- Utility room
- Driveway and garage
- Landscaped garden
- Cul-de-sac location

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

### **GUIDE PRICE**

Guide Price £515,000

### **TENURE**

Freehold

Annual Estate Management Charge: £484  
(Expected to decrease in 2025)

### **SERVICES**

Mains gas, water, electricity and drainage