



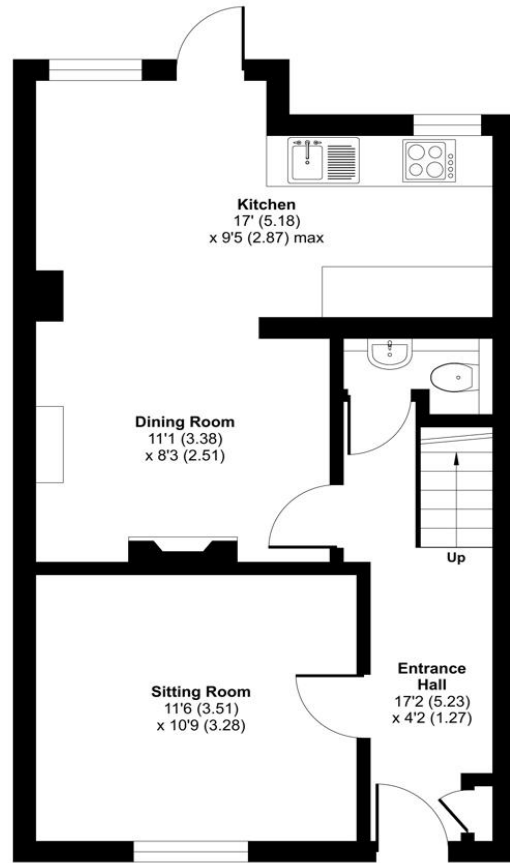


ACCOMMODATION

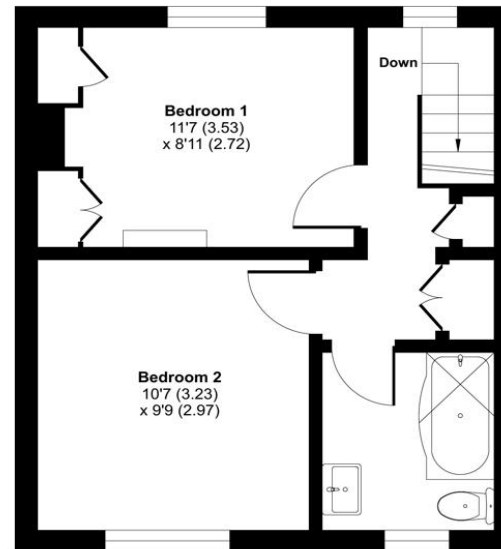
A gorgeous two bedroom terraced cottage located in a desirable location and a stone's throw away from Bishops Waltham town centre. The idyllic cottage and has been beautifully curated by the owner and offer cosy flexible living space with the added bonus of parking. Upon entering this pretty cottage, you are instantly impressed by the bright and roomy feel throughout. The sitting room is situated to the front and offers a cosy place to retreat to, featuring a traditional log burner surrounded by exposed bricks. The entrance hall seamlessly leads to the open-plan rear of the home which includes a traditional kitchen/dining room, displaying a bright and airy space with delightful views over the serene garden. The first floor features two well-proportioned bedrooms, with the main bedroom featuring built in wardrobes. The first floor is completed by a modern family bathroom. The rear garden is a private tranquil escape and features a fantastic space for budding gardeners. The garden path leads to a gate which offers access to the rear parking.

Approximate Area = 821 sq ft / 76.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	74	
(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	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1227246



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 Bishop's 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

- Beautiful two bedroom Victorian terrace
- Walking distance to Bishop's Waltham town centre
- Traditional features throughout
- Kitchen/dining room
- Principal bedroom with built in wardrobes
- Contemporary family bathroom
- Private parking
- Landscaped rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £425,000

TENURE

Freehold