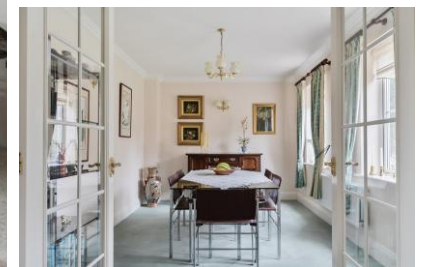




Rareridge Lane, Bishops Waltham, Southampton, Hampshire, SO32 1DX

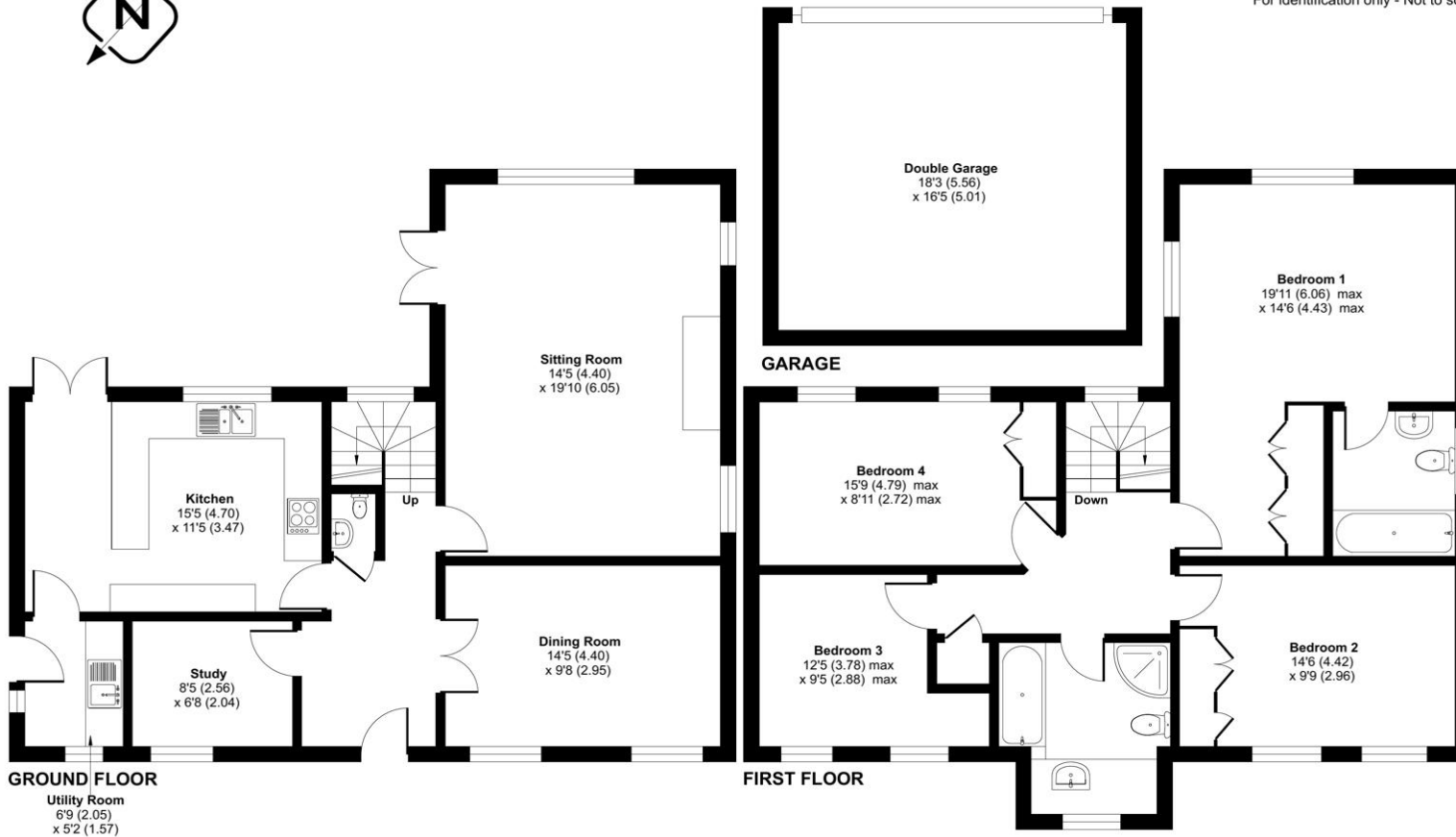


## ACCOMMODATION

Set in a private enclave of only three houses off of Rareridge Lane, this imposing four bedroom detached family home is just a short walk from Bishops Waltham High Street. The accommodation is spacious with 1700 sq. ft of living space, plus a double garage and driveway. There are three separate reception rooms on the ground floor - a large sitting room with a fireplace, a dining room, and a study. The kitchen/breakfast room is modern and has space for a table, and gives access to the useful utility room. Upstairs there are four double size bedrooms, the principal bedroom being very generous with an en suite bathroom, and a large four piece family bathroom serves the remaining bedrooms. Outside, the home is approached by a block paved driveway that leads to a detached double garage. The rear garden is a mainly lawn and a decent size, extends to the side of the property, and offers a good degree of privacy.



Approximate Area = 1702 sq ft / 158.1 sq m  
 Garage = 300 sq ft / 27.8 sq m  
 Total = 2002 sq ft / 185.9 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>		
(69-80)	<b>C</b>	70	79
(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	



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). © n1che.com 2025. Produced for Charters Estate Agents Limited. REF: 1231194



## 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**

- Substantial detached family home
- Private enclave of just three houses
- Short walk to Bishops Waltham High Street
- Double garage and driveway
- Four double bedrooms
- Three reception rooms
- Two bathrooms
- Utility room
- Private rear garden
- Approx 1700 sq ft of living space

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band G

**ASKING PRICE £850,000**

### **TENURE**

Freehold