



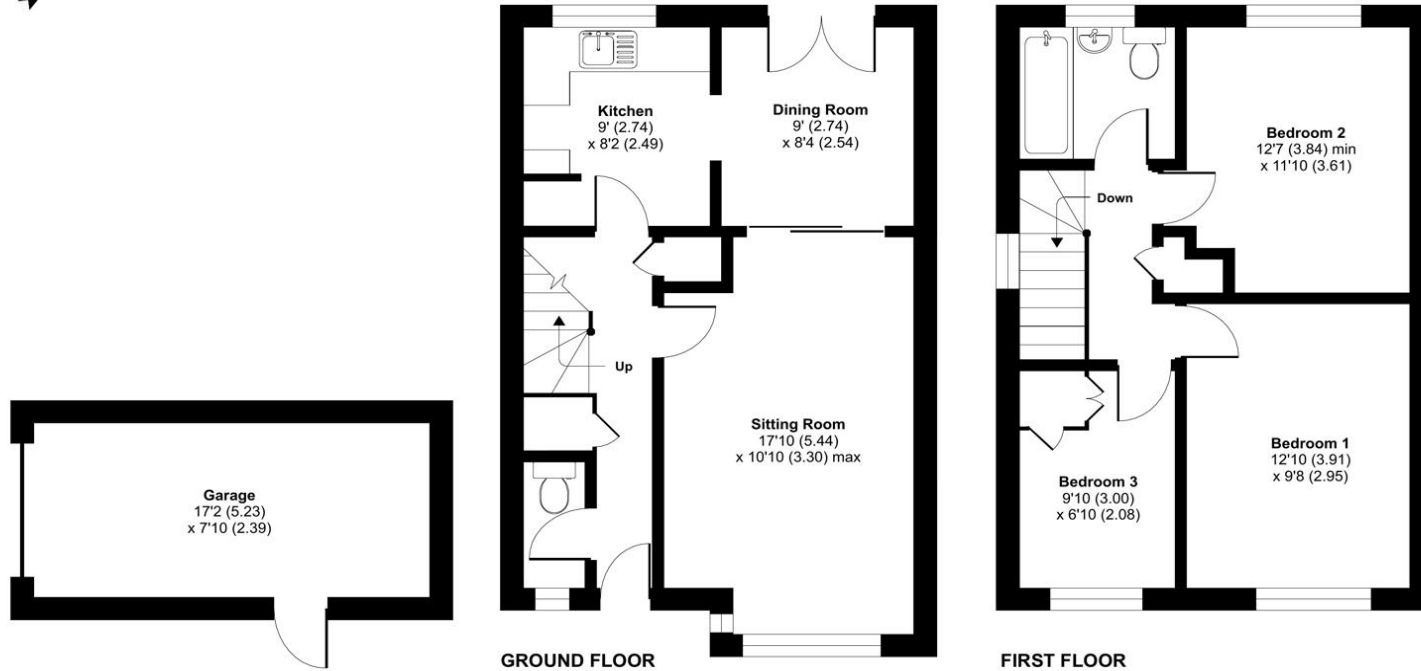


## ACCOMMODATION

Located a short distance from the centre of Bishop's Waltham, is this end of terraced house occupying a generous corner plot. The accommodation includes a welcoming entrance hallway which leads to the spacious sitting room, a cloakroom and a fully-fitted kitchen/family room which is situated at the rear and enjoys patio doors which open directly onto the garden. On the first floor there is a family bathroom and three good sized bedrooms, with fitted wardrobes in bedroom one and a built-in hanging cupboard and airing cupboard in bedroom two. Externally there is an enclosed rear garden with a large terrace perfect for alfresco dining, a garage and a driveway to the rear provide private parking.



Approximate Area = 850 sq ft / 78.9 sq m  
Garage = 134 sq ft / 12.4 sq m  
Total = 984 sq ft / 91.4 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Charters Estate Agents Limited. REF: 1257815

## SITUATION

A vibrant village, Bishop's Waltham offers a real sense of community and is known for its blissful pace of life. This historic market town, set against the backdrop of the peaceful Hampshire countryside, features a broad range of independent shops, cafés, restaurants and salons. The many independent shops are complemented by miles of walking and cycling trails, from nature reserves to meandering riversides. On the doorstep of the South Downs National Park, and located at the midpoint of a long-established route between Winchester and Portsmouth, Bishop's Waltham is the perfect place to rest and relax. The charm of the village, combined with its strong sense of community, has resulted in an array of regular local events from its vibrant summer carnival to vintage markets. Also beaming with cultural significance, the most impressive cultural asset is the grand Bishop's Palace, located near the heart of the town. Perfectly placed for travel, Bishop's Waltham has great links to the A3 and M3 motorway, offering solid outbound routes, and for a dose of the city, Winchester, Southampton and Portsmouth all lie within 30 minutes' drive.

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



### **SPECIFICATION**

- End terraced house
- Walking distance to town centre
- Three bedrooms and family bathroom
- Enclosed rear garden
- Garage
- Driveway parking

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

**ASKING PRICE £285,000**

### **TENURE**

Freehold