



4 Northfield Close, Bishops Waltham - SO32 1EW  
In Excess of £300,000

WHITE & GUARD

# 4 Northfield Close

Bishops Waltham, Southampton

## INTRODUCTION

Step inside this stylish and beautifully extended end-of-terrace home and discover a lifestyle of comfort, convenience, and contemporary flair.

Tucked away in a peaceful cul-de-sac, 4 Northfield Close perfectly balances village charm with modern open plan living. With a garage and parking to the front, and an inviting extended living space, this is a home designed for easy everyday living and relaxed entertaining.

## LOCATION

Nestled just a short stroll from Bishops Waltham's vibrant village centre, you'll enjoy the very best of this sought-after Hampshire location. Wander down for your morning coffee, browse the boutique shops, or explore the local pubs and eateries that give this historic market village its special community feel.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- FREEHOLD
- THREE BEDROOM END OF TERRACED HOME
- SET IN A QUIET CUL DE SAC LOCATION
- OPEN PLAN LOUNGE DINING ROOM
- MODERN KITCHEN
- OFF ROAD PARKING
- GARAGE



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## INSIDE

Stylish, light, and well presented, the interior of this home is designed for modern living. The fitted kitchen offers plenty of storage and workspace, complete with a range cooker for those who love to cook and entertain.

Flowing seamlessly from here, the open-plan lounge and dining area provides a stunning social hub – perfect for family gatherings or relaxed evenings in. The skylight in the extended section floods the space with natural light, enhancing the home's contemporary and airy feel. Double doors open directly onto the garden, creating that perfect indoor-outdoor connection.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, completing this stylish and practical home.

## OUTSIDE

Step outside to a low-maintenance rear garden, recently enhanced with a new patio area – ideal for summer barbecues, morning coffee, or simply enjoying the sunshine. The garage and driveway parking provide excellent convenience, with potential to create further off-road parking at the front (subject to planning).

**In Summary** - An effortlessly modern home with character, space, and an enviable location, just moments from the center of Bishops Waltham. 4 Northfield Close offers the best of both worlds: village life and contemporary living combined.

## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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