



Victoria House, Upham Street, Upham - SO32 1JA  
Guide Price £800,000

WHITE & GUARD

# Victoria House Upham Street

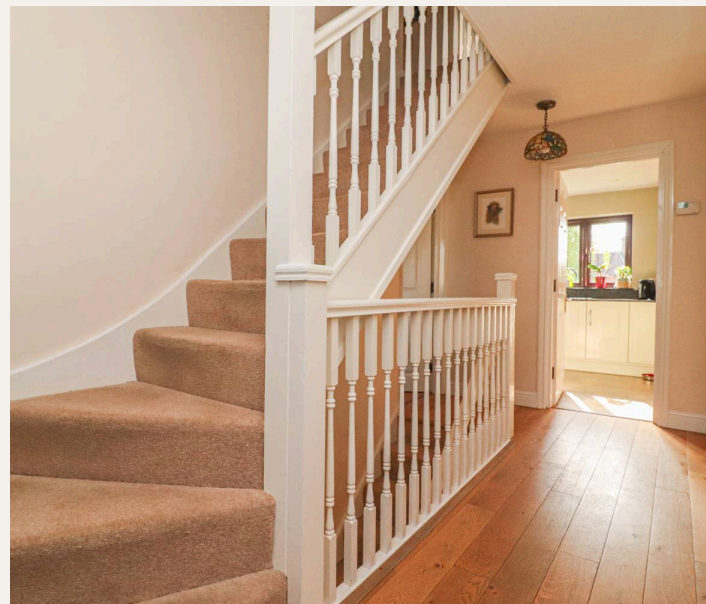
Upham, Southampton

## INTRODUCTION

This impressive, detached family house is set in the popular location of Upham which is surrounded by attractive countryside. The property offers spacious and flexible accommodation across four floors. The accommodation briefly comprises on the ground floor a 22ft lounge, re-fitted kitchen/breakfast room and family room. On the first floor there is the master bedroom with en-suite facilities, two further bedrooms and three-fitted family bathroom. On the second floor there are two good-sized bedrooms and a cloakroom. The property also offers further accommodation on the lower ground floor which incorporates a cinema/family room and utility room with wine store, which has existing plumbing in place to create an additional bathroom if needed. The property benefits from a driveway providing off-road parking for a number of cars, has a single garage and pretty garden. An internal viewing is recommended to appreciate the accommodation on offer.

## LOCATION

Upham is a pretty village with a popular primary school, church and pub and is also only minutes away from the pretty market town of Bishops Waltham, that offer a broad range of shops and amenities. Neighbouring Botley is also close by, which is the main line railway station, as well as Shawford train station also being within easy reach. Both the Cathedral City of Winchester and Southampton Airport also just under half an hour away, along with all main motorway access routes also benefiting from being within easy reach.





## INSIDE

The front door opens into a welcoming entrance hall which has stairs to first floor as well as stairs to the lower ground floor and provides access to the lounge, kitchen/breakfast room and the family room. The lounge is a well-proportioned light and airy room with windows to the front and side aspects and sliding doors opening out onto the rear garden. There is a brick-built fireplace with an inset wood burner. Also on the ground floor is the family room with a window to the front aspect and well-equipped re-fitted kitchen/breakfast room which has a range of wall and base units with cupboards and drawers under, and work surfaces over, sink unit and integrated appliances such as fridge freezer, dishwasher, double oven, and hob.

The first floor accommodation comprises of a large master bedroom with extensive range of built in cupboards and wardrobes, is a dual aspect room with windows to the front and rear. The en suite has been fitted with a shower, with , wash hand basin and WC with complementary tiling. Bedrooms four and five can also be found on the first floor with bedroom four having a window to the front aspect and bedroom five having two Velux windows. The family bathroom has been beautifully re-fitted, tiled, and comprises a free standing bath, separate shower, low level WC and wash hand basin. On the second floor are two further bedrooms, which are good size rooms with windows to the side aspects. Bedroom two has vaulted ceiling. There is a cloakroom comprising a WC, and a wash hand basin. On the lower ground floor there is a large cinema with a window to the side along with a utility room which has been fitted with a range of low level units with work surfaces and plumbing facilities for washing machine and single drainer sink. There is a large storage cupboard that has plumbing for washroom facilities

## OUTSIDE

To the front of the property there is a block paved driveway providing off road parking and leading to the garage and up and over door with light and power. The beautiful rear garden is fully enclosed via panel fencing and an impressive, raised decking area that has steps leading to a decked balcony which enjoys a general south westerly aspect. The garden is essentially laid to lawn with good range of flower and shrub borders.



## SERVICES:

Water, electricity, Oil heating system and private drainage are connected.

Please note that none of the services or appliances have been tested by White & Guard.

Broadband : 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.

- EPC RATING D
- WINCHESTER COUNCIL BAND F
- FREEHOLD
- DETACHED FIVE BEDROOM HOUSE
- KITCHEN BREAKFAST ROOM
- 22 FT LIVING ROOM
- CINEMA ROOM
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY
- ATTRACTIVE REAR GARDEN

## 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 documentaries 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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