



10 Godfrey Pink Way, Bishops Waltham - SO32 1PB  
£650,000

WHITE & GUARD

# 10 Godfrey Pink Way

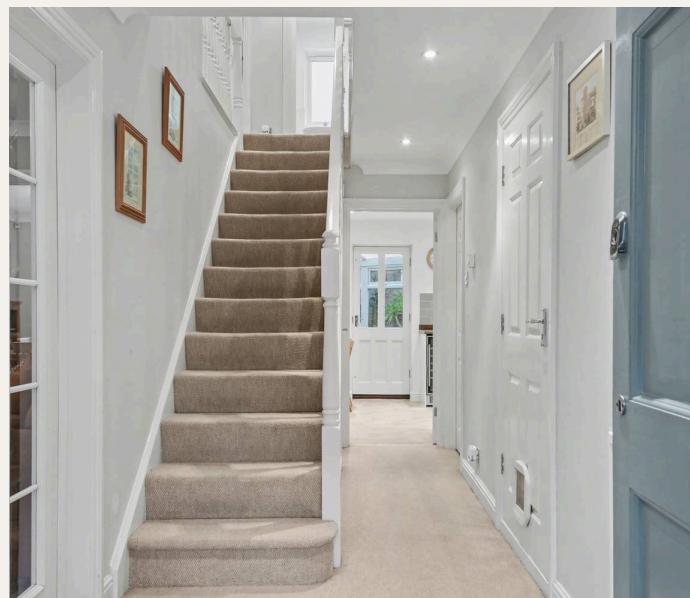
Bishops Waltham, Southampton

Located just a stones throw away from Bishops Waltham Moors Nature Reserve and a short distance from Bishops Waltham centre, is this immaculate four bedroom detached family home. Set at the end of the cul-de-sac the property offers spacious living accommodation which comprises a lounge, dining room, kitchen breakfast room, conservatory, cloakroom and integral garage. On the first floor there are four well proportioned double bedrooms with en-suite shower room to the master and separate family bathroom. The property benefits from central heating system and double glazing throughout. Externally a generous size garden and good size frontage with driveway and front garden.

## LOCATION

The beautiful market town of Bishops Waltham offers a selection of shops and amenities and has local access to National Trails including the Wayfarers Walk and South Downs Way. The village is also within half an hour of the Cathedral City of Winchester and Southampton Airport. All main motorway access routes and also within easy reach for journeys to Portsmouth, Southampton, Chichester, Guildford and London. Botley railway station also benefits from being 10 minutes away which is also a main line station.

- WINCHESTER COUNCIL BAND F
- FREEHOLD
- EPC RATING C
- FOUR BEDROOM DETACHED HOME
- KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GARAGE





## INSIDE

A front door opens into the welcoming entrance hall with stairs leading to the first floor and under stairs storage. There are glass panel double doors opening into the well presented 17ft lounge and has a feature gas fire with surround, TV and double internet/phone points. Double doors open into the dining area which in turn leads to the conservatory and the kitchen breakfast room. The kitchen itself comprises a range of matching wall and base level units with complementary worksurfaces over incorporating an inset stainless steel sink and drainer. Fitted appliances include an inset gas hob, electric double oven, fridge freezer, dishwasher and wine cooler. The room provides space for a breakfast table, has tiling to the principal areas and spot lighting throughout. A door at the rear of the kitchen opens into the conservatory which has a wall mounted electric Dimplex heater, double glazed French doors to the side elevation and windows overlooking the rear garden.

The spacious first floor landing provides access to the loft space via a pull-down ladder and has an airing cupboard which houses the hot water tank. The generous size master bedroom is set at the front of the property with large, fitted wardrobes and window to the front elevation. The en-suite shower room comprises a walk in shower with fitted glass screen, wall mounted wash hand basin, WC, heated towel rail as well as under floor heating and recessed inset mirror. Bedrooms two, three and four are also well proportioned double rooms. The family bathroom suite has a tiled panel enclosed bath with shower over, WC, floating wash hand basin, heated towel rail and tiling to the principal areas.

## OUTSIDE

Externally the house has a good size frontage which comprises a driveway providing vehicle access to the garage and a lawned front garden to one side. There is a side gate which provides pedestrian access to the rear garden. The integral garage is accessed via an up and over electric door. Within the garage is space and plumbing for a washing machine and a wall mounted central heating boiler installed in Dec 2022. The enclosed low maintenance rear garden is laid to lawn with a patio and a garden shed to one side of the house.



SERVICES: Gas, water, electricity and mains 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.

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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 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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