



New Barn House
Hoe Road
Bishops Waltham
SO32 1DS



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oieo £750,000

INTRODUCTION

Rarely available to the market this beautiful, individually designed and thoughtfully extended five bedroom family home benefits from being within walking distance of Bishops Waltham's centre with its broad range of shops and amenities and is also conveniently close to neighbouring Botley with its mainline railway station, only half an hour away from Winchester and Southampton Airport, with all main motorway access routes also being easily accessible.

The property has a light and airy feel throughout with good size flexible accommodation comprising a 17ft sitting room with open fire, beautiful 22ft kitchen/diner with separate utility room, modern cloakroom and 20ft office on the ground floor. On the first floor there are four good size bedrooms including a 16ft master bedroom with en-suite, and a family bathroom, with a further guest bedroom with en-suite above the office. Additional benefits include ample off road parking, a garage, an attractive rear garden and a 17ft outside studio/office fitted with high speed broadband.



INSIDE

The property is approached via a pathway leading to an oak front door which leads through to a stunning entrance hall which has flagstone flooring, a part vaulted glass ceiling and beautiful exposed flint wall to one side. An opening then leads through to the main part of the hallway which has oak flooring, stairs leading to the first floor, an understairs cupboard and a set of double glazed sliding doors that lead out onto a side courtyard. A door to one side of the hallway then leads through to a large sitting room which has a picture window overlooking the front of the property, an attractive open fireplace to one wall, oak flooring, spotlights and a door providing access through to the rear garden. The heart of the house has to be the beautiful kitchen/diner with the kitchen having been fitted with a modern range of cream wall and base units with cupboards and drawers under. There are Quartz worktops, a one and a half bowl sink unit, a double width Range style oven, various appliance space and a window to the side. The room also has stone tiled flooring which continues through to the dining area which has three windows to the side and a set of French doors that lead out to the rear garden. A door then leads through to a useful utility room which has a window and door leading through to the rear garden, a range of fitted worktops with cupboards below, a single bowl sink unit, plumbing space for a washing machine and further appliance space. The office, which can be accessed via a door from the hallway was formerly part of the garage and has windows overlooking the front of the property and oak flooring.

On the first floor landing there is access to the loft and a door leading through to a well proportioned, light and airy master bedroom which has a double glazed window to the front as well as a further window to the rear overlooking the garden, with a door



to one side of the room leading through to a modern en-suite shower room. Bedroom two, also a good size double room, overlooks the rear garden, as does bedroom three, whilst bedroom four overlooks the front of the property. The family bathroom has an obscured double glazed window to the side and is fitted with a suite comprising a panel enclosed bath with shower over, wash hand basin, heated towel rail, low level WC and complementary tiling.

A further staircase from the main hallway then leads to a fifth bedroom/guest room which is a good size double room with glass balustrade, oak flooring, various exposed beams, two Velux windows, fitted wardrobes and a door at one end that leads through to a modern en-suite shower room.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking leading to the garage which has a wooden up and over door, power and light. There is then side access to the property leading through to a beautifully landscaped rear garden where there are three paved patio areas leaving the rest of the garden mainly laid to lawn, yet well stocked with a variety of mature trees and shrubs. There is also a pergola and a pathway leading to the end of the garden where there is a shed and outside studio/office which has heating, power, lighting and high speed broadband.

DIRECTIONS

From our office head out of Bishops Waltham along Bank Street and follow this road which will automatically turn into Hoe Road. Continue along this road where the property can be found on the left hand side.



SERVICES

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

COUNCIL TAX

TBC

EPC ORDERED

SITTING ROOM 17' 1" x 16' 5" (5.21m x 5m)

KITCHEN/DINER 22' 7" x 18' (narrowing to 13' 1") (6.88m x 5.49m)

OFFICE 20' 9" x 9' 2" (narrowing to 5' 4") (6.32m x 2.79m)

MASTER BEDROOM 16' 8" x 14' 4" (5.08m x 4.37m)

BEDROOM TWO 13' 7" x 11' 5" (4.14m x 3.48m)

BEDROOM THREE 15' 5" x 7' 9" (4.7m x 2.36m)

BEDROOM FOUR 11' 5" x 8' 5" (3.48m x 2.57m)

BEDROOM FIVE/GUEST ROOM 18' 1" (max) x 14' 8" (5.51m x 4.47m)

OUTSIDE STUDIO/OFFICE 17' 1" x 12' 1" (5.21m x 3.68m)

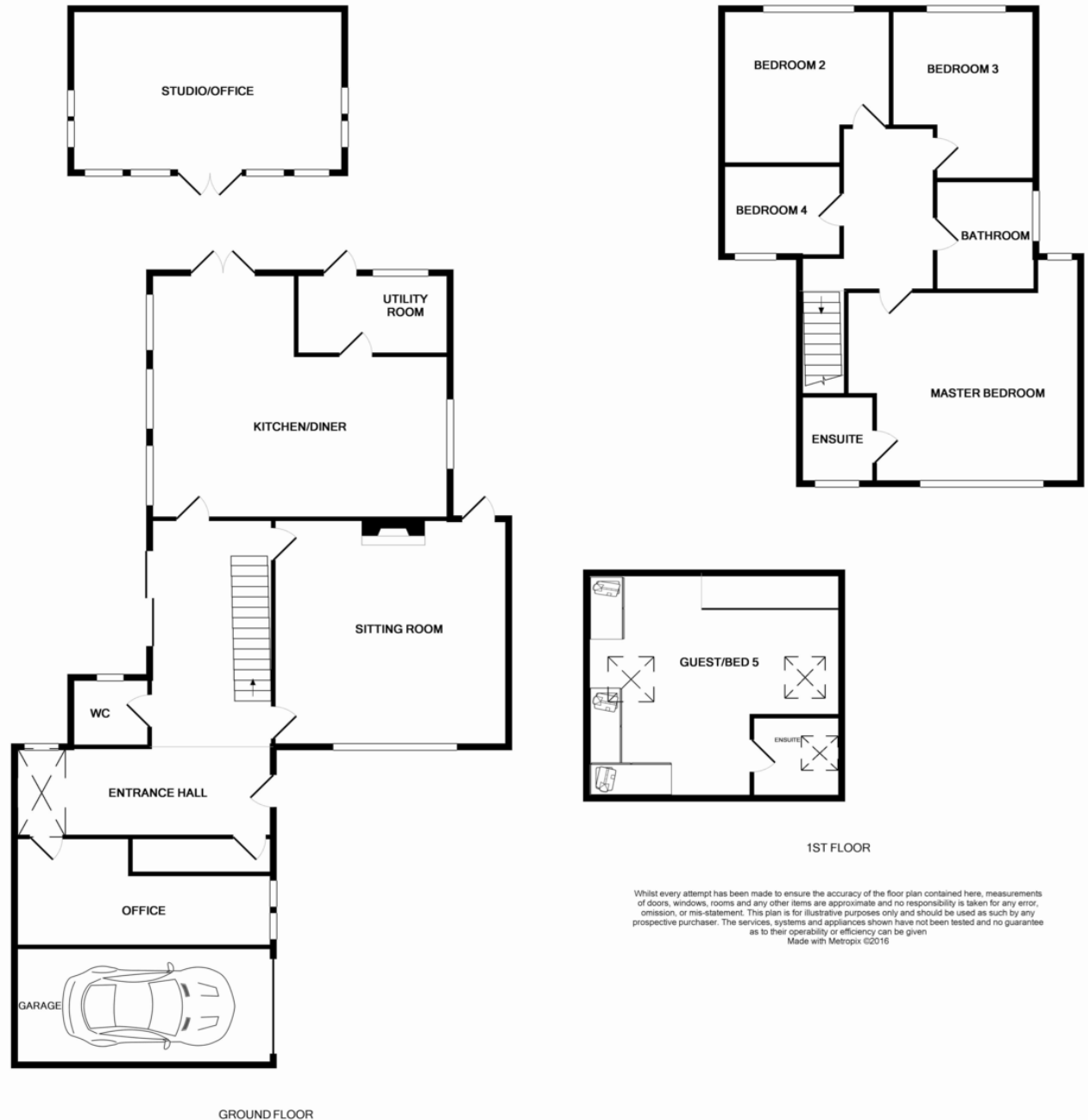
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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