

# 4 PENFORDS Paddock

Bishops Waltham, SO32 1EA

£550,000



WELLER  
PATRICK





## PROPERTY FEATURES

A superbly presented, spacious, four bedroom, semi-detached home with a separate detached annex close to town

Sitting Room • Refitted kitchen • Dining / Family room • Utility / cloakroom

Four bedrooms • En-suite • Family bathroom

Detached Annex • Driveway parking • Garden • Summer house





## DESCRIPTION

We are delighted to offer this superbly presented and extremely spacious four bedroom property which benefits from a separate detached annex or perhaps work from home office. The property is conveniently located within a short stroll along Little Shore Lane into Bishops Walthams delightful high street with its range of shops and services.

This property has been the subject of a considerable improvement, extension and modernisation programme carried out by the current owner in recent years. The detached Annex was created for a family member and the rear two story extension enhances and enlarges the accommodation considerably.

Particular and notable features include firstly the properties superb presentation, the refitted kitchen is most attractive and opens into the dining / family room, then leading out to the garden through bi fold doors. The property offers four bedrooms with a large family bathroom with a shower and an en-suite to the main bedroom.

The spacious feel of this property must be viewed to be appreciated and therefore early viewing is encouraged.

The traditional country town of Bishops Waltham is highly sought after for its charm and character with surrounding countryside including the South Downs National Park and Meon Valley areas being nearby.

The major south coast centres of Southampton, Portsmouth and Winchester are within easy driving distance as are the M27 and M3 motorway systems.

Rail services to London can be accessed from nearby Botley or Winchester.





## DIRECTIONS

From the High Street in Bishops Waltham take the first exit at the Crown roundabout and head towards Waltham Chase on the B2177. Take the first road on the left into Shore Lane. A turning for Penfords Paddock will be found on the right shortly after the turning for Cricklemede. Continue on Shore Lane and no4 Penfords Paddock can be found after a short distance, opposite Little Shore Lane.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band C

Mains drainage, electricity and water. Gas central heating.

VIEWINGS By appointment through Weller Patrick.  
Tel: 01489 893555

Particulars amended 5th October 2023







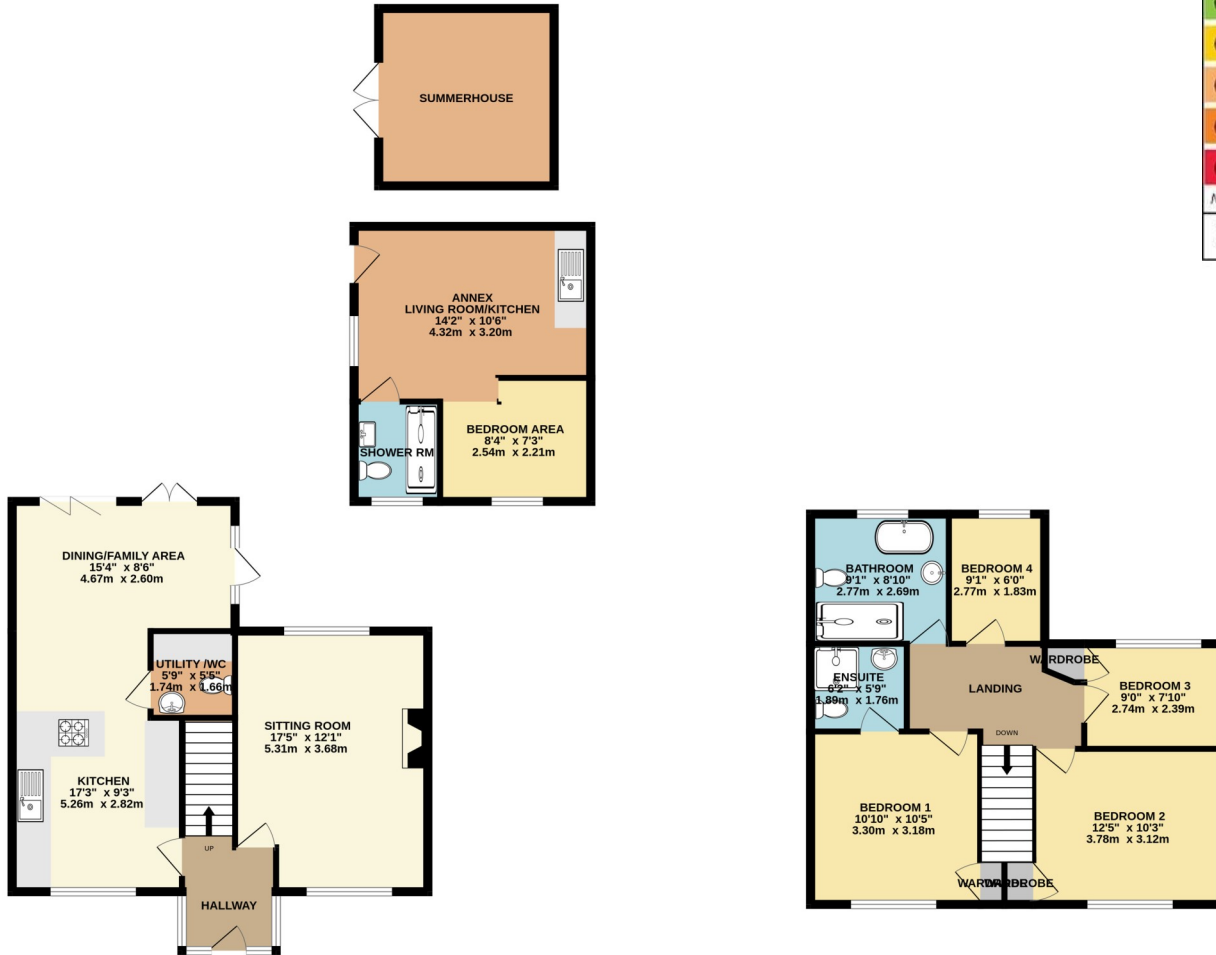


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 Bishops Waltham  
 Hampshire  
 SO32 1EA

# WELLER PATRICK

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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