

GREEN BANK

Coppice Hill, Bishops Waltham, SO32 1AG
Asking Price £450,000



WELLER
PATRICK



PROPERTY FEATURES

Recently updated three bedroom character property within walking distance of the town centre

Entrance hall ● Sitting room ● Kitchen/dining room ● Study ● Cloakroom ● Cellar

Bedroom one with en-suite shower room ● Family bathroom ● Good sized garden ● Driveway and parking

Central town location ● Viewing recommended



DESCRIPTION

An attractive and spacious character house situated within a convenient location just a short walk away from Bishops Waltham's traditional town centre and high street. This property has recently been the subject of a considerable program of improvements.

The well presented accommodation includes a superb and large kitchen/dining/family room, sitting room, study, cloakroom and stairs leading down to a cellar. On the first floor is a master bedroom with ensuite, two further double bedrooms and a family bathroom.



To the outside, there is a driveway to the side of the house providing off road parking and an enclosed turfed and fenced garden to the rear.

The kitchen includes built in appliances including an American style fridge freezer, Bosch washing machine, gas hob, contemporary hood over and a Neff dishwasher.

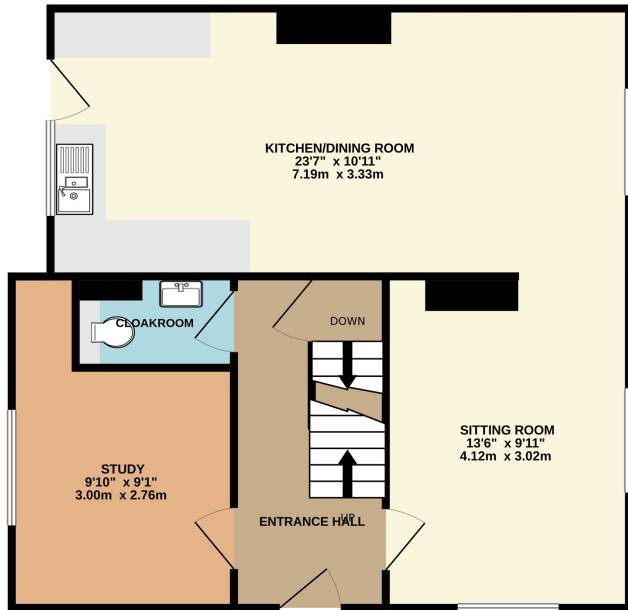


Bishops Waltham is highly desirable for its semi rural yet accessible location. The town offers a wealth of charm, character and a community spirit with a range of shops and services from its High Street. The major centres of Southampton, Winchester, and Portsmouth are within easy driving distance as is access to the M27 and M3 motorways. main line rail services from Botley, Winchester and Petersfield.

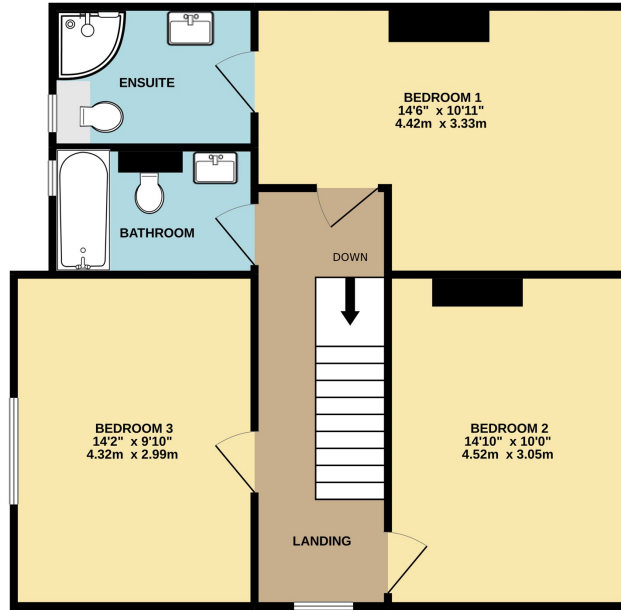
Viewing of this well presented and spacious property is highly recommended.

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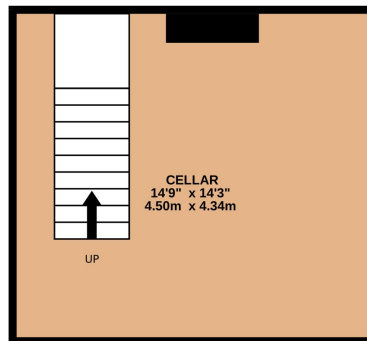
GROUND FLOOR



1ST FLOOR



CELLAR



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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LOCAL AUTHORITY AND SERVICES

Winchester City Council.

Council Tax band E

Mains services, gas fired heating

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

DIRECTIONS

On foot, from Bishops Waltham High Street, proceed to the mini roundabout with the Crown Inn on your right. Proceed to your left onto Coppice Hill and cross over the central island. Continue walking up Coppice Hill and the development is on the right.

Particulars amended 20th January 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	