

# SWAN HOUSE

Coppice Hill, Bishops Waltham, SO32 1AG  
Asking Price £525,000



**WELLER  
PATRICK**



## PROPERTY FEATURES

Attractive, brand new three bedroom detached house within walking distance of town centre  
Entrance hall • Attractive kitchen/dining room with built in appliances • Spacious sitting room • Cloakroom  
Bedroom one with en-suite shower room • Family bathroom • Garden • Driveway and parking  
Central town location • Viewing recommended



## DESCRIPTION

A brand new individual detached three bedroom house situated within walking distance of the sought after country town of Bishops Waltham. This small scheme comprises only 2 detached properties and a character cottage all attractively designed and conveniently positioned.

The delightful and traditional town centre offers a range of shops, services, coffee shops and eateries.

Bishops Waltham is highly sought after and enjoys a strong local community and is well situated for access to the major South Coast centres of Winchester, Southampton, Fareham and Portsmouth. The area surrounding is semi rural with much open countryside and walks to be enjoyed.



Each property includes a good specification, features of Swan House includes the following.

Attractive engineered oak flooring and underfloor gas fired heating on the ground floor. Traditional radiators on the first floor. Oak style internal doors. Oak staircase spindles and hand rail. Carpeting to the first floor. Superb family bathroom and en suite with porcelain tiles.

The kitchen is a feature with an attractive range of shaker style units to both wall and floor with quartz work surfaces and upstands, inset sink and mixer tap plus an American style fridge freezer.



Bosch kitchen appliances include an Integrated dishwasher, five ring gas hob, contemporary angled glass extractor hood. Bosch single oven and microwave, integrated washer dryer.

Each property benefits from turfed and fenced rear gardens with some planting. There is also ample parking and a driveway approach.

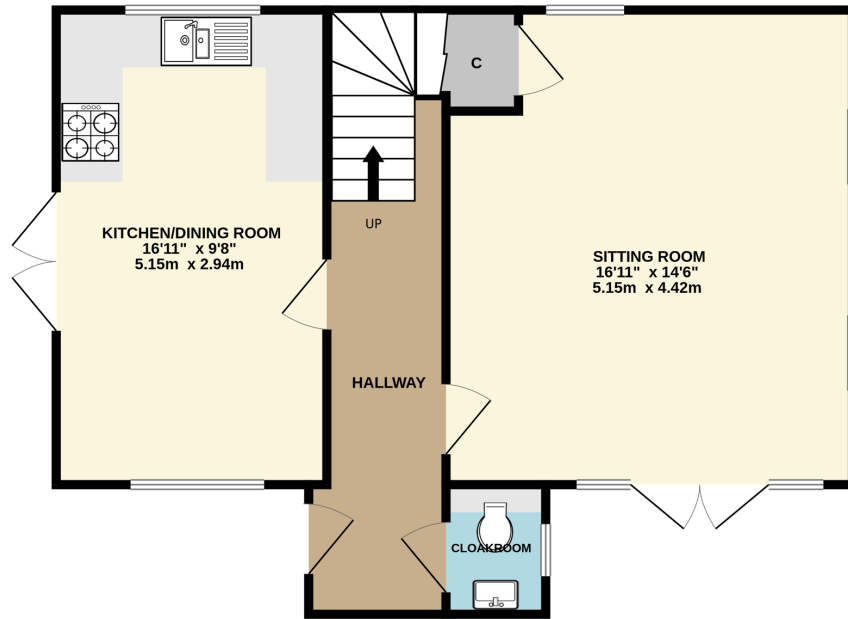
Early viewing is recommended and is strictly by prior appointment.

Please contact Weller Patrick for more details.

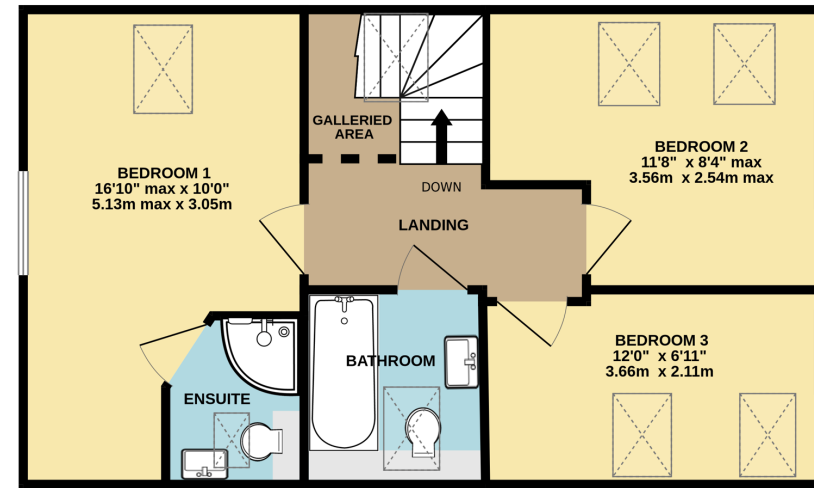
Agents Note. The specification quoted have been provided by the developer and may possibly differ.

Swan House  
Coppice Hill  
Bishops Waltham  
SO32 1AG

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2023



**LOCAL AUTHORITY AND SERVICES**

Winchester City Council  
Main 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+) <b>A</b>		114
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	