

# BASING COTTAGE

Upper Basingwell Street, Bishops Waltham, SO32 1AL

Asking Price £549,950

WELLER  
PATRICK

FOR SALE 01489 895335

WELLER  
PATRICK





## PROPERTY FEATURES

Attractive and spacious four bedroom character property with pleasant garden and close to town centre

Large open plan beamed sitting and dining room • Re-fitted kitchen • Hall and re-fitted cloakroom

Master bedroom with en suite • Family Bathroom • Rare opportunity

Short stroll to High Street • Viewing recommended





**DESCRIPTION** A most attractive character property, superbly presented having recently benefited from a significant program of improvement and modernisation. The property is now ready for occupation with no forward chain. Early viewing is highly recommended.

The property enjoys a fabulous location in a very pretty street in the country town of Bishops Waltham and within a short stroll of the high street, shops, cafes and other amenities.

Bishops Waltham is highly sought after, and Basingwell Street in particular, with character properties of this size and calibre being rarely available. The property is therefore now ready to welcome its new owner subject to the legal formalities.



The spacious accommodation includes an entrance hall and re-fitted cloakroom, open plan beamed sitting room and dining room with a multi-fuel stove. The attractive re-fitted kitchen benefits from integrated appliances including a dishwasher, washing machine, fridge freezer, oven and induction hob. A door leads out to the mostly walled garden which is of a manageable size with lawn and patio areas. Undercover car port parking is available for a smaller car. The four bedrooms include bedroom one with a part panelled en-suite and there is also a family bathroom.

The owner has been diligent with the improvements with key items including re-wiring, a new boiler and radiators, refitted kitchen and cloakroom, new carpets, redecoration, attractive flooring. Numerous other items have been checked and appropriate works carried out where necessary.



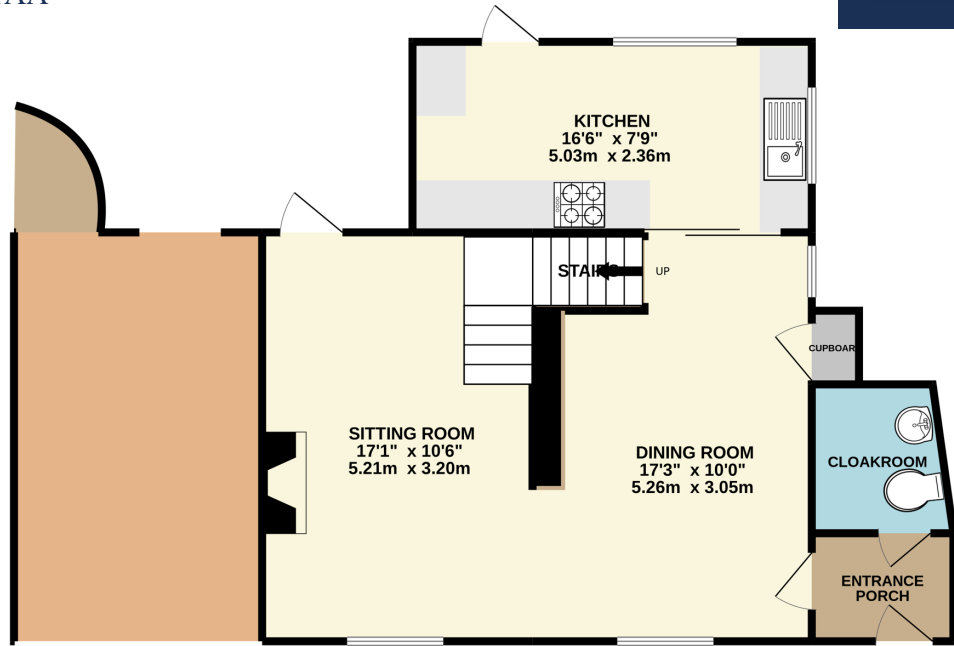
Bishops Waltham is an incredibly sought after country town situated close to the South Downs National Park and Meon Valley villages with much open countryside nearby. The high street offers a selection of traditional shops and services plus coffee shops and eateries. The beautiful city of Winchester is within an easy drive as are Southampton, Portsmouth and the south coast.

The property is now available for viewings so please call to discuss or make an appointment.

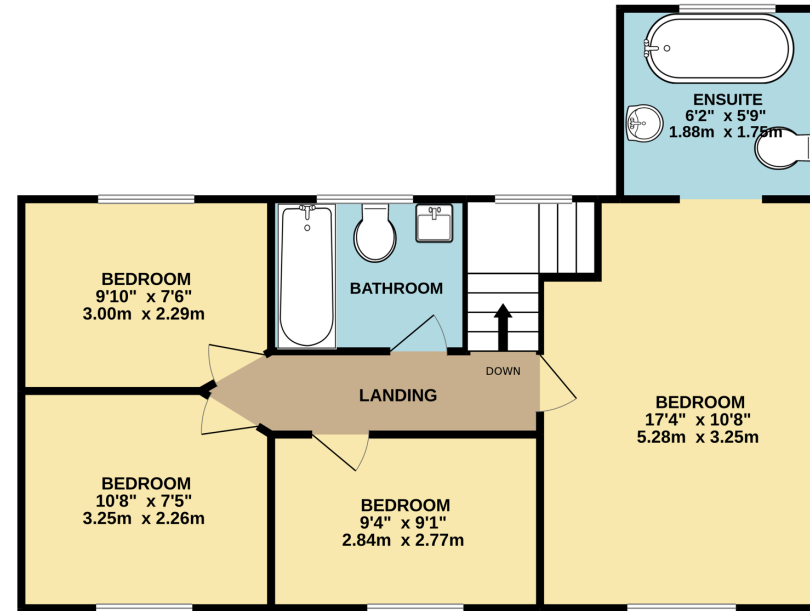
Basing Cottage  
 Upper Basingwell Street  
 Bishops Waltham  
 SO32 1AA



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.  
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LOCAL AUTHORITY AND SERVICES  
 Winchester City Council.  
 Council Tax band D  
 Mains services

DIRECTIONS  
 From our offices in Bishops Waltham proceed through the car park and into Basingwell Street. Turn left and the cottage is on the right hand side.

VIEWINGS  
 By appointment through Weller Patrick.  
 Tel: 01489 893555

Particulars amended 21/02/24

