



1 Cranleigh Villa  
Albany Road  
Bishops Waltham  
SO32 1BY



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£1350 pcm

#### INTRODUCTION

Available from 20th march 2017 and offered unfurnished, this beautifully refurbished and thoughtfully extended character home is set along a quiet no-through road yet is still within walking distance of Bishops Waltham's pretty village centre with its broad range of shops and amenities. The property has a light and airy feel throughout with accommodation on the ground floor briefly comprising a well-proportioned sitting room, dining room, stunning 16ft kitchen/breakfast/family room, utility and cloakroom.

On the first floor there are three good size bedrooms, a beautifully appointed en-suite and family bathroom. Additional benefits include an attractive, enclosed rear garden and off road parking.

Bishops Waltham is ideally situated close to neighbouring Botley which has a mainline railway station, is only half an hour away from Winchester, close to Southampton Airport and all main motorway access routes are also easily accessible.



## INSIDE

The property is approached via a pathway leading to a double glazed front door which leads through to a light and airy sitting room which has a bay window to the front and an attractive cast iron fireplace with patterned tiling. A staircase to one side of the room leads to the first floor, with a door to the side leading through to the dining room which has a double glazed window to the side, an understairs cupboard and a door leading through to a modern downstairs cloakroom. An opening then leads through to the heart of the house, the stunning kitchen/breakfast/family room which forms part of the extension. The room has double glazed windows to one side and a set of bi-folding doors to the rear leading out to the garden, making this an exceptionally bright room. The kitchen has been fitted with a matching range of cottage style wall and base units with cupboards and drawers under. There is a built-in electric double oven, gas hob with extractor over and a built-in dishwasher, with the main focal point of the room being the large central island which also incorporates a breakfast bar. There is a door at one end leading through to a modern utility room which has been fitted with a matching range of wall and base units, has a single bowl sink unit, plumbing space for a washing machine and further appliance space.

On the first floor landing there is a double glazed window to the side, access to the loft and a door leading through to the beautiful master bedroom which has a bay window to the front, with a further double glazed window to the side and two built-in double wardrobes. A door to one side of the



room leads through to the beautifully appointed en-suite shower room comprising a fitted shower cubicle, wash hand basin set in vanity unit with cupboards below, WC, heated towel rail and spotlights. Bedroom two, also a good size double room, overlooks the rear garden, whilst bedroom three overlooks the side of the property. The family bathroom has a double glazed window to the rear and has been fitted with a modern suite comprising a panel enclosed bath, wash hand basin set in vanity unit with cupboards below and WC.

## OUTSIDE

To the front of the property there is an area of garden which is enclosed by hedgerow borders with a pathway providing side access through to the enclosed rear garden where there is a paved patio area with the rest of the garden being mainly laid to lawn. There is then off road parking directly behind the garden, due to rear access along the side of the property.

## DIRECTIONS

From our office in Bishops Waltham head out of the village centre along Lower Lane and at the end of this road turn left onto the Corhampton Road. Continue along this road where upon reaching the roundabout take the fourth exit onto Winchester Road. Follow this road for some distance turning left at the brow of the hill into Albany Road where the property can be found a short way along on the left hand side.

SITTING ROOM 16' 4" x 10' 8" (4.98m x 3.25m)

DINING ROOM 10' 9" x 10' 9" (3.28m x 3.28m)

KITCHEN/BREAKFAST/FAMILY ROOM 16' 2" x 15' 6" (4.93m x 4.72m)

MASTER BEDROOM 11' 8" x 10' 9" (3.56m x 3.28m)

BEDROOM TWO 11' 1" x 10' 1" (3.38m x 3.07m)

BEDROOM THREE 7' 8" x 5' 10" (2.34m x 1.78m)



#### 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

Winchester City Council

AWAITING EPC

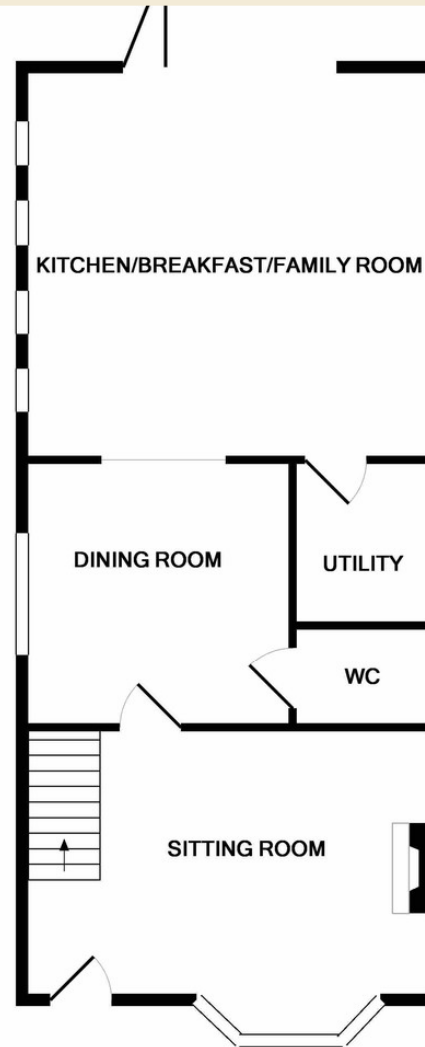
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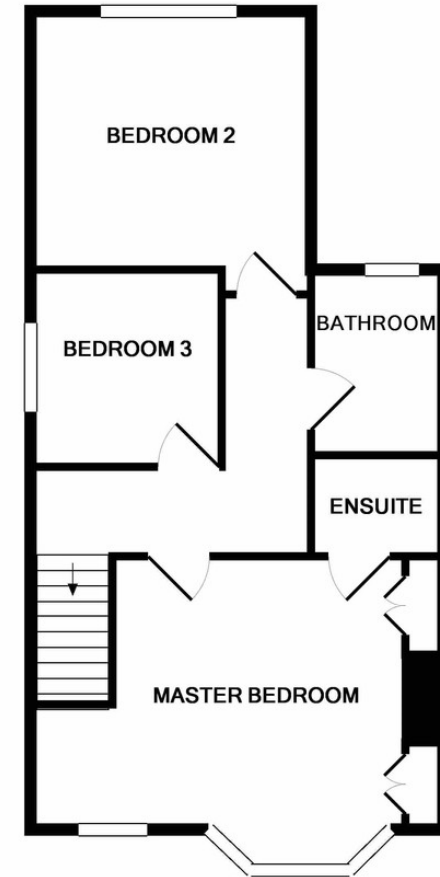
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GROUND FLOOR



1ST FLOOR

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