



YEW TREE HOUSE

Little Shore Lane, Bishop's Waltham, Southampton, Hampshire, SO32 1ED

Carter Jonas

YEWTREE HOUSE, LITTLE SHORE LANE, BISHOP'S WALTHAM, SOUTHAMPTON, HAMPSHIRE, SO32 1ED

- 4 bedrooms
- 4 reception rooms
- 2 bathrooms
- Utility
- Zoned underfloor heating
- Garage

DESCRIPTION

Stunning modernised passive house located in the select enclave of just three homes just 1/4 mile from the centre of Bishop's Waltham. This immaculate property has four bedrooms, four receptions, and features zoned underfloor heating, perfect for family living or entertaining guests. The property has been refurbished and extended in 2021, ensuring a contemporary and comfortable living experience. Efficiency features include high levels of insulation, a heat pump, EV charger, mechanical heat recovery and ventilation, and triple glazing.

With a double garage and parking space for four vehicles, practicality meets luxury in this spacious 2500 square foot home. In addition the property has a series of gardens from the low maintenance terraced patio on the south elevation, laid to lawn with side gated access to the driveway, the patio continues along the rear of the property before opening into the side garden, which again is laid to lawn with an array of fruit trees, planted shrubs and seasonal flowering borders.

NEWLY RENOVATED PASSIVE HOME



LOCATION

Situated in the heart of Bishop's Waltham, residents can enjoy the tranquillity of this historic town, surrounded by picturesque villages and the impressive ruins of Bishop's Waltham Palace. For those seeking convenience, a variety of shops and traditional inns are just a stone's throw away. For retirees looking to enjoy their leisurely years, the rich history of Winchester is just a 10 mile drive away, offering a wealth of attractions and landmarks to explore. Professionals will appreciate the easy access to major roads and transport links for commuting to work. Don't miss the opportunity to view this property and experience the charm of Bishop's Waltham for yourself. It's more than just a house – it's a lifestyle waiting to be embraced.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electric, metered mains water and mains drainage.

Broadband: Fibre to the cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council. Council Tax Band: F.

Viewings: Strictly by appointment through the agent Carter Jonas.



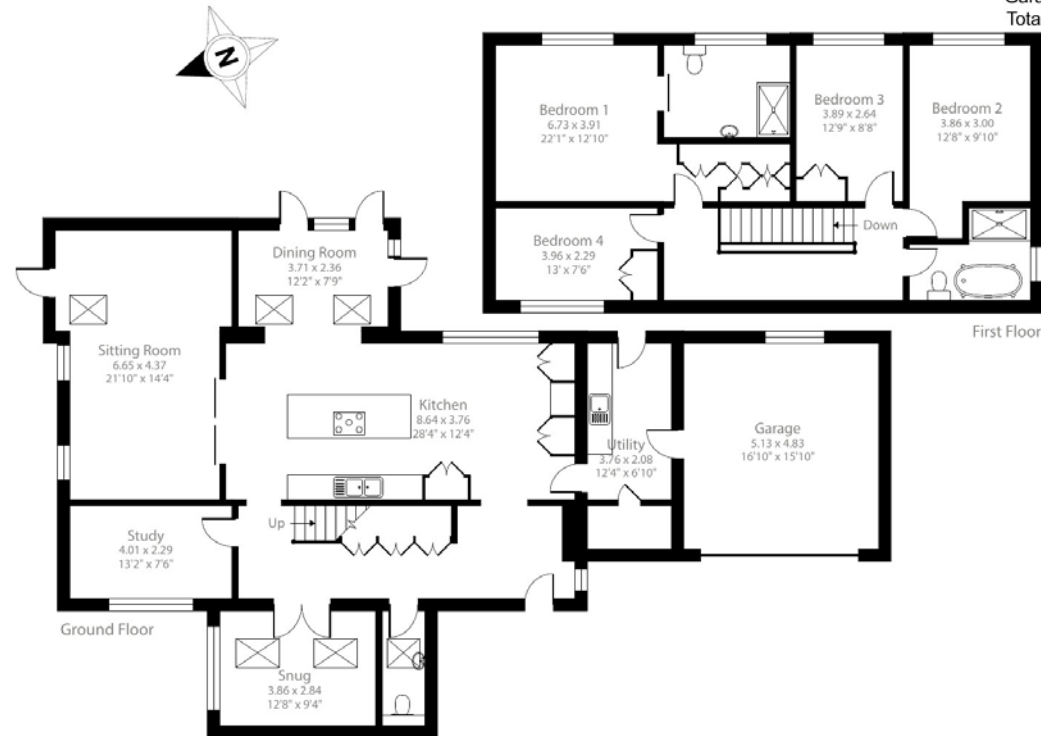
Little Shore Lane, Bishops Waltham, Southampton, SO32

Approximate Area = 2293 sq ft / 213 sq m

Garage = 263 sq ft / 24.4 sq m

Total = 2556 sq ft / 237.4 sq m

For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1108466



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	78
(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	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.