



**YEW TREE HOUSE**

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

**Carter Jonas**

# YEW TREE 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.



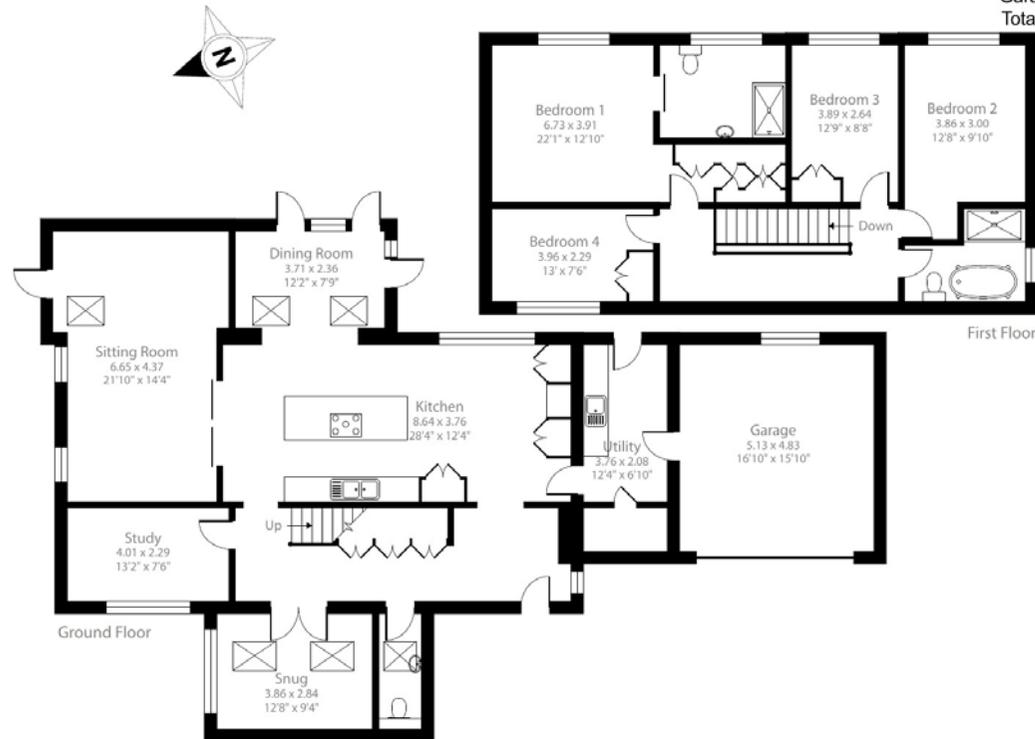
## Little Shore Lane, Bishops Waltham, Southampton, SO32

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**

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