



The Spinney - £325,000

Stanford
Est 2005



10 The Spinney, Bishopstoke, Eastleigh, Hampshire, SO50 8PF

Offers In Excess Of

£325,000

Stanford Estate Agents are delighted to offer this very well presented, three bedroom, detached family home in the sought after quiet cul-de-sac location of The Spinney, Bishopstoke. The property benefits from an extension for a second reception room to the rear and is also offered with no forward chain.

Accommodation on the ground floor consists of a downstairs cloakroom with WC facilities, a large 17ft lounge opening up into an 11ft dining room. The modern kitchen is fitted with wall and base level units with contrasting worktops over, a built in oven and hob with extractor over, with space for a washing machine and dishwasher. To the rear overlooking the garden is a 16ft second reception room would make an ideal children's play area or home office. The first floor comprises of two double bedrooms and a good sized single all serviced via the three piece family bathroom comprising of a panel enclosed bath with shower over, pedestal wash hand basin and low level WC.

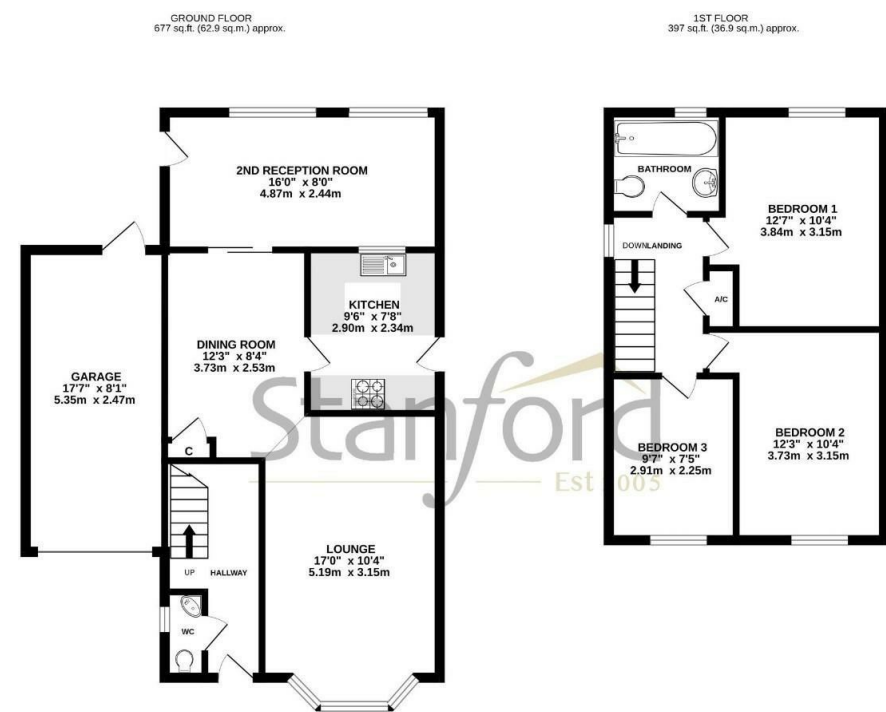
Externally to the front of the property there is off road parking for several cars on the driveway and leads to garage accessed via an up and over door. The delightful rear garden is fully enclosed with wood panel fencing and laid to lawn with mature shrub borders, a paved seating area and hard standing for a shed.

Further Information:

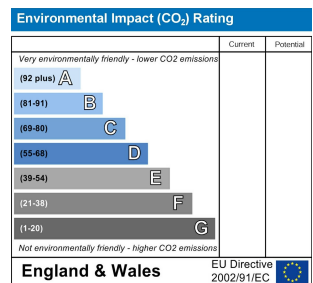
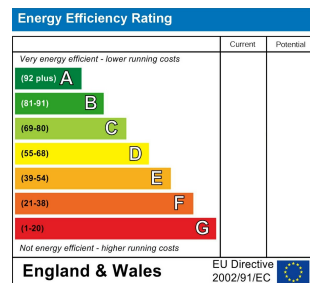
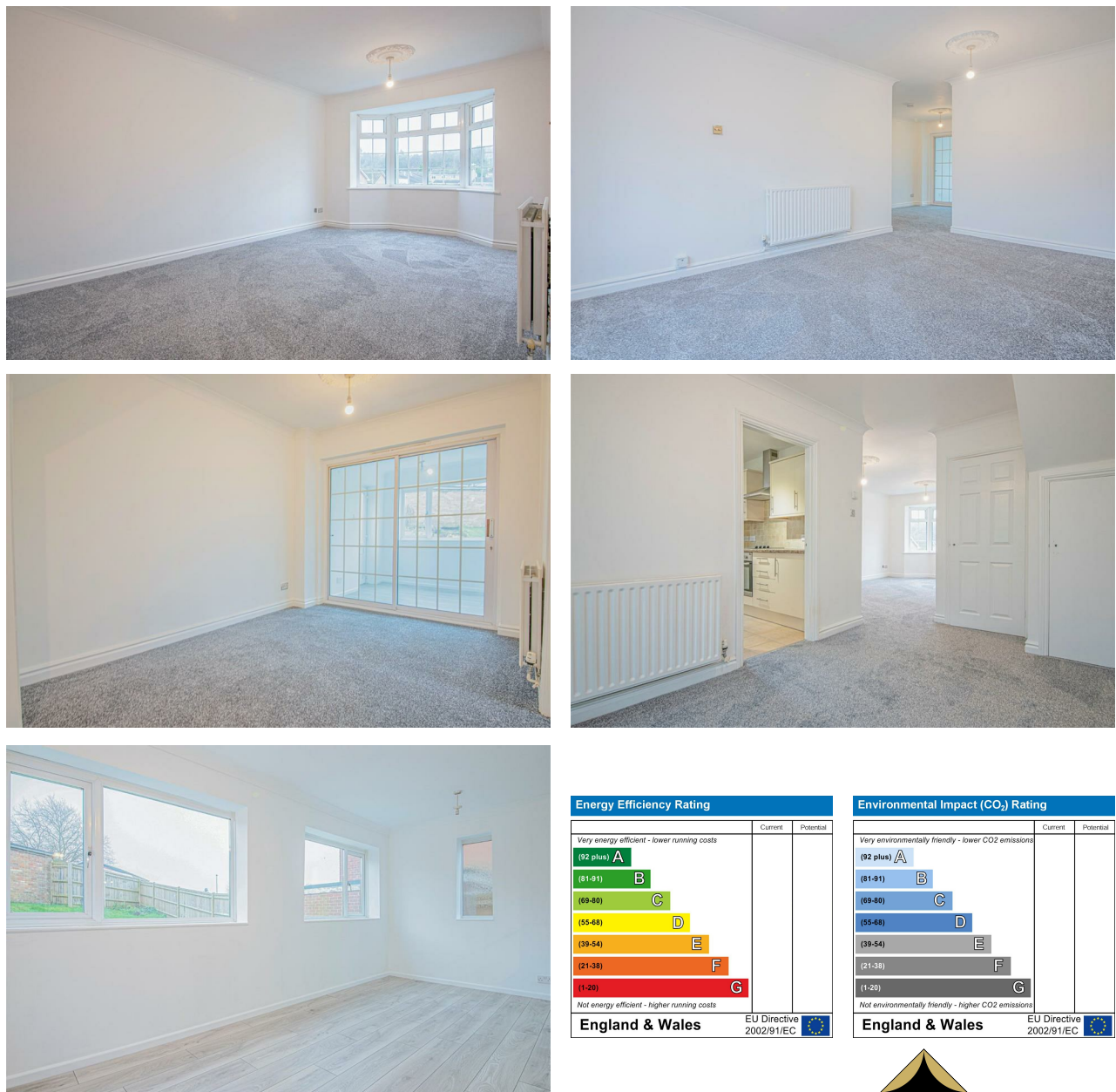
- Local Council: Eastleigh Borough Council
- Council Tax Band: D
- EPC Rating: 71 - C
- Local Primary School: Stoke Park Infant & Junior School
- Local Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Off Road Parking & Garage
- Utilities: Mains
- Broadband: Check Ofcom
- Mobile Coverage: Signalchecker.co.uk
- Sellers Position: No Forward Chain
- Viewing: By Appointment Only

Local Information:

Bishopstoke is small village and civil parish in the borough of Eastleigh. It is wonderfully positioned on the Itchen navigation between Winchester and Southampton. It offers an array of sought after amenities such as post offices, dentists, doctors and bus routes. Eastleigh town centre is a short distance away providing further amenities as well as other travel essentials in the form of a mainline train station and Southampton airport. Stoke Park woods is a favourable spot for families and dog walkers alike and consists of 512 acres of woodland walks that are enjoyed by those near and far.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.
 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 a guide only 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 floorplan 02024



Tel: 023 8064 7272
 Email: eastleigh@stanfordestateagents.co.uk
 Address: 23High Street, Eastleigh, SO50 5LF



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

