



3 Blissmore Lane, Weyhill, SP11 0SX
Offers In The Region Of £290,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

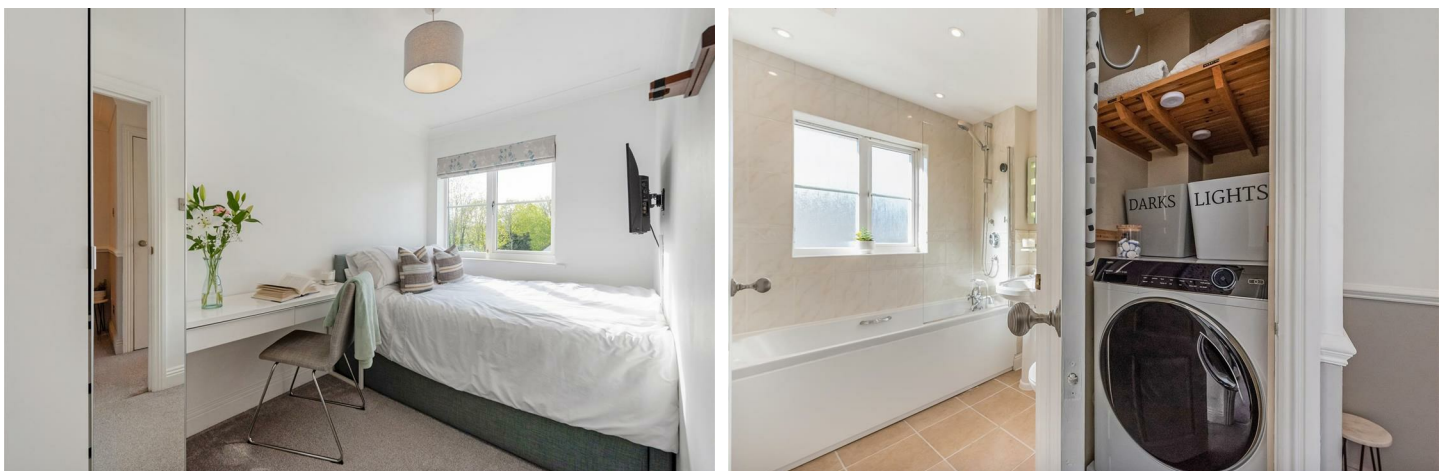
This immaculately presented and rarely available two bedroom home blends modern luxury with practical living, set within a quiet cul-de-sac in a highly sought-after village. It enjoys a strong community feel while being just moments from the popular Fairground Café, independent craft shops and convenient local transport links.

A key highlight is the stylish high-specification kitchen, complete with Italian Cuba Quartz worktops and a full range of premium integrated appliances, including a NEFF slide & hide oven, combi microwave/grill, dishwasher, fridge, freezer, induction hob and boiling water tap. Subtle under-counter lighting enhances both functionality and style.

To the rear, the south-east facing landscaped garden offers a private, low-maintenance outdoor space - perfect for relaxing on the decking. Gated rear access, ambient string lighting and a useful storage shed add further appeal.

Upstairs, the property features a spacious family bathroom and two bright double bedrooms with countryside views, bespoke blackout blinds, and a 'semi' walk-in wardrobe to the master. The boarded loft provides substantial additional storage and potential for conversion to a third bedroom with en-suite (subject to planning).

Further benefits include off-street parking for three vehicles subject to size, a Vaillant combination boiler with gas central heating, Hive smart heating with app control, and a dedicated upstairs laundry cupboard. Beautifully maintained and refurbished throughout, this freehold home is offered chain free and move-in ready, with selected furnishings available if desired.





Location:

Perfectly positioned in the heart of the village, the property offers exceptional convenience while retaining a peaceful, tucked away feel. Enjoying a uniquely private setting alongside the church grounds, the property benefits from a peaceful outlook with limited overlooking neighbours.

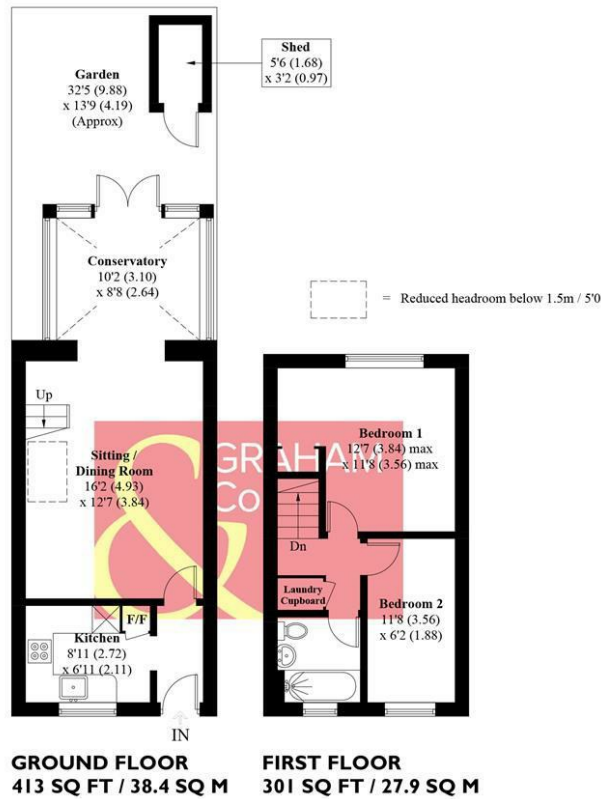
The popular Fairground Craft Centre is just 20 metres away, home to a charming café, hair and beauty salons, florist, barbers and a variety of village hall classes and community events. Everyday essentials are equally close by, with a Londis, a fuel station, an MOT garage, an Indian restaurant, a well regarded farm shop, the infamous Weyhill Kebab, a highly rated doggy day-care centre, and a park with an enclosed children's playground all within a 5 minute walk. For commuters, connections are superb - the A303 is just 4 minutes away, the train station 7 minutes, and the M3 can be reached in approximately 14 minutes, with Heathrow Airport under an hour's drive. PureGym is also conveniently located just 5 minutes away.

With beautiful countryside views, the area boasts scenic local walks and welcoming thatched roof country pubs serving excellent food, along with a popular garden centre, making it ideal for those who enjoy an active yet relaxed lifestyle.





APPROXIMATE GROSS INTERNAL AREA = 714 SQ FT / 66.3 SQ M
SHED = 17 SQ FT / 1.6 SQ M
TOTAL = 731 SQ FT / 67.9 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzoo Marketing (ID806029)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		87
(81-94)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: B



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

