



Sandy Hill Close, Waltham Chase, Southampton, Hampshire, SO32 2GU

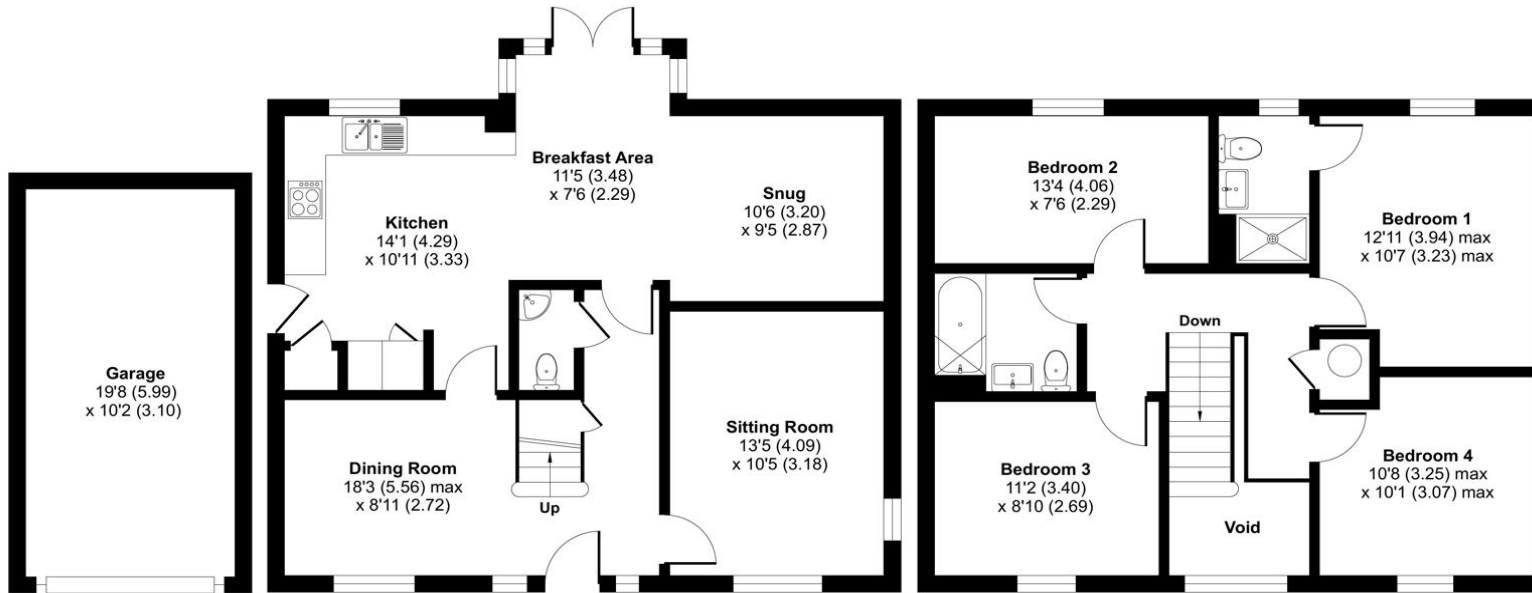


ACCOMMODATION

Gorgeous four-bedroom detached family home situated in the popular Sandy Hill Close Development. The home encourages open-plan family living with multiple reception rooms and a large rear garden. A light and airy entrance hall welcomes you into the home and continues to flow seamlessly through to the rear. The open-plan kitchen/family room is a versatile space and includes a range of modern appliances with French doors leading out onto the patio. A further two reception rooms are located at the front of the home currently being used as an additional sitting room and formal dining area. The first floor includes four impressive double bedrooms with the principal bedroom being the highlight featuring built-in wardrobes and a contemporary en-suite bathroom. The private garden allows the family to relax or take in the evening sun with al fresco dining on the patio. A sizeable double width driveway is located to the front of the home and is accompanied by a single garage.



Approximate Area = 1344 sq ft / 124.9 sq m (excludes void)
 Garage = 200 sq ft / 18.5 sq m
 Total = 1544 sq ft / 143.4 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1031642



SITUATION

Waltham Chase is a delightful village, neighbouring the popular village of Bishop's Waltham. The village now has a primary school, St John The Baptist Church, Swanmore College of Technology, many village shops, several green areas, including a recreation ground and park area, a village hall and two traditional inns. The thriving cities of Winchester and Southampton are both only a short drive away, offering many famous attractions and amenities.



SPECIFICATION

- Executive four-bedroom house
- En-suite and family bathroom
- Three reception rooms
- Fully fitted kitchen/breakfast room
- Downstairs cloakroom
- Established gardens
- Single garage and private driveway

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

GUIDE PRICE

Offers IEO £585,000

TENURE

Freehold