



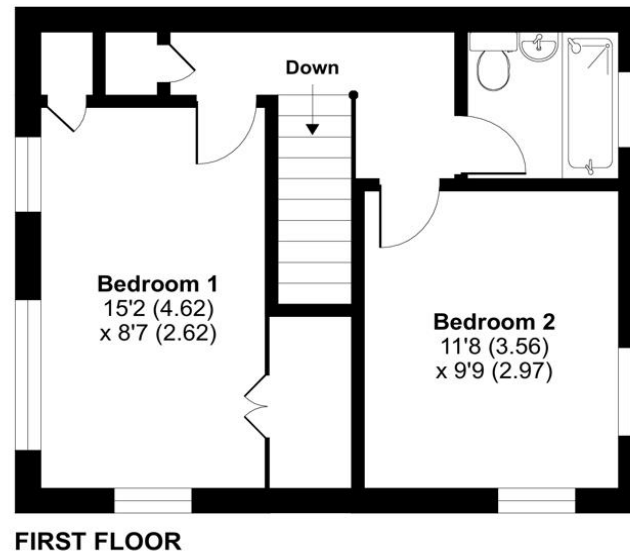
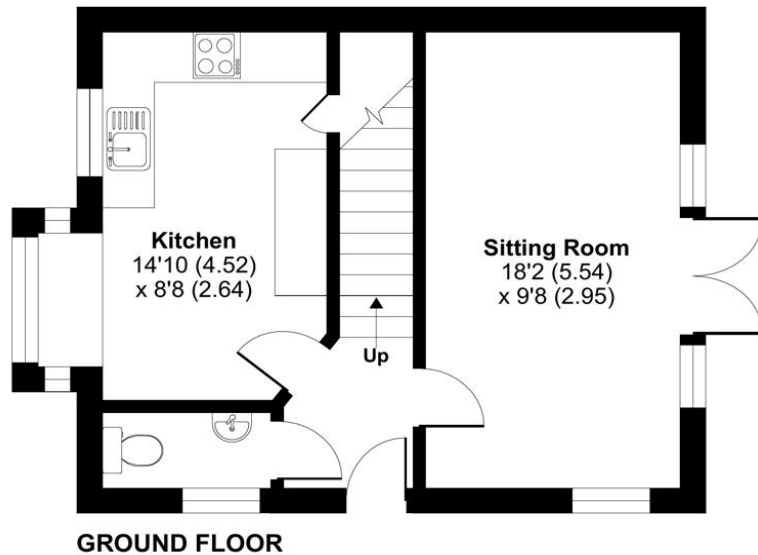
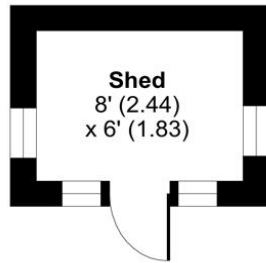
Franklyn Close, Waltham Chase, Southampton, Hampshire, SO32 2FH



ACCOMMODATION

Offered in immaculate condition, this beautifully presented cottage style property can be found nestled in the serene village of Waltham Chase. A welcoming entrance porch leads you through to the hallway and a convenient guest cloakroom, with stairs to the first floor and access to the modern fully fitted kitchen/breakfast room including a built-in oven and hob. To the rear of the property, the fabulous bright and roomy sitting room benefits from French doors providing access to the rear garden. Upstairs on the first floor are two well-proportioned bedrooms, with built-in cupboard space to bedroom one, and are served by the well-appointed family bathroom. Externally, the low maintenance enclosed rear garden has a patio terrace, a shed for storage and a lawn area and enjoys a relaxed ambience. To the side of the property there is off road parking for two cars and side pedestrian access to the garden.

Approximate Area = 824 sq ft / 76.5 sq m
 Outbuilding = 48 sq ft / 4.5 sq m
 Total = 872 sq ft / 81 sq m
 For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Charters Estate Agents Limited. REF: 1060906



SITUATION

The village of Waltham Chase in rural Hampshire has the convenience of the village centres of Bishop's Waltham, Wickham, Swanmore and Curdrige nearby. There are good schools for all ages as well as recreation grounds, a Post Office, village stores and pubs. The nearby city of Winchester has a wider range of amenities, access to M3, M27 and most major road networks. The neighbouring village of Botley has mainline rail connections, just 15 minutes from Southampton Airport Parkway.



SPECIFICATION

- Beautifully presented two-bedroom house
- Fully fitted modern kitchen/breakfast room
- Stylish sitting room with French doors to the rear garden
- Built-in wardrobes featured in the main bedroom
- Enclosed rear garden
- Off road parking for two cars

LOCAL AUTHORITY

Winchester City Council

Council Tax Band – C

ASKING PRICE

£335,000

TENURE

Freehold

Estate Management Charges - £179.00 per annum