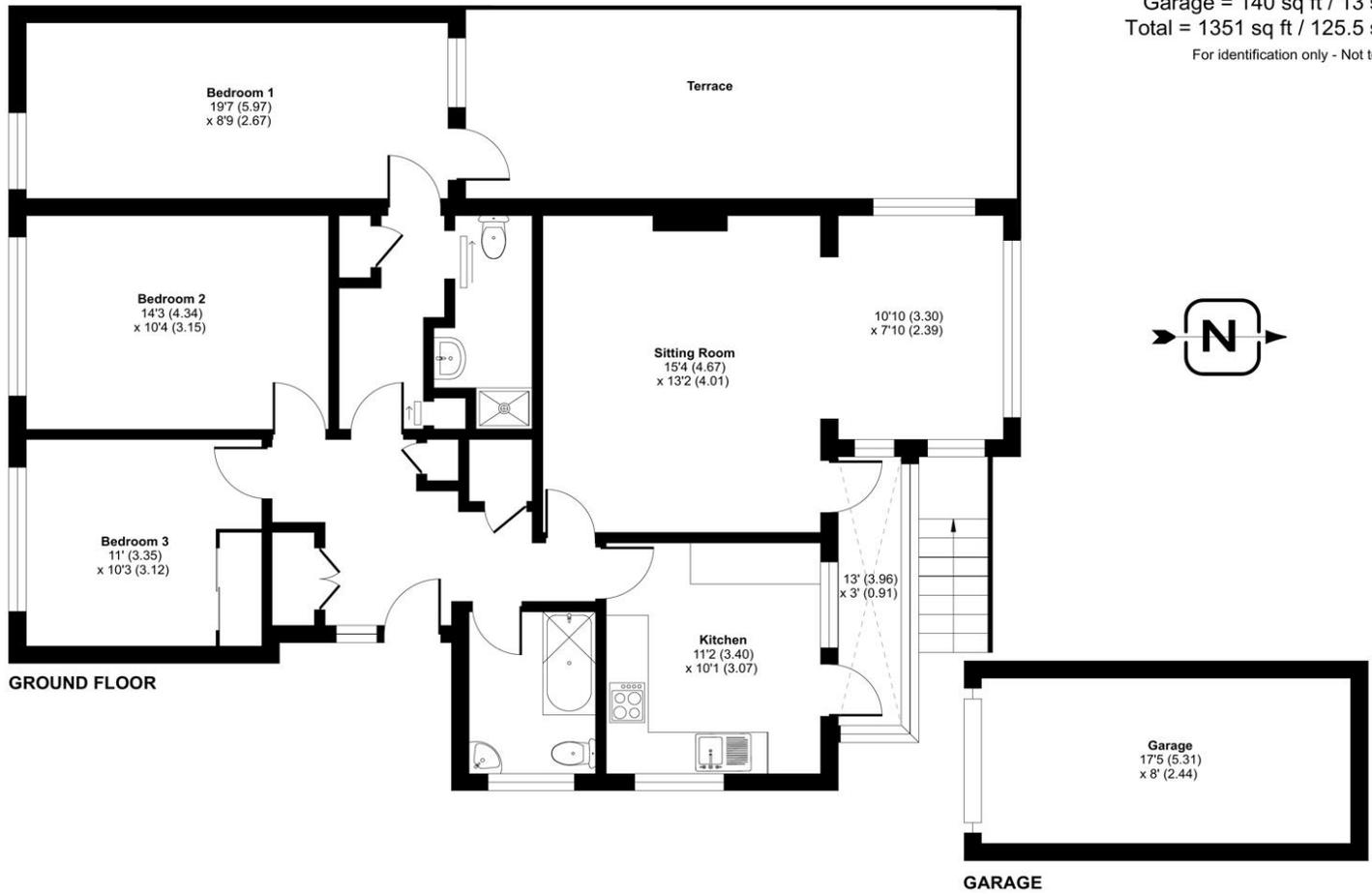






## ACCOMMODATION

A wonderful opportunity to acquire a sizeable bungalow in a sought-after location and situated on an impressive plot. Edelweiss is offered with no forward chain and features copious amount of potential. The bungalow has already been significantly extended over the years and amounts to over 1200sqft of flexible accommodation, with potential to convert the generous roof space to form two further bedrooms and a bathroom, subject to the relevant planning consents. The home comprises three good-sized double bedrooms served by both a shower room as well as a three-piece bathroom suite. The principal bedroom benefits from direct access to a private terrace area leading onwards in to the main garden. The rear of the home affords delightful views over the private garden and long-ranging views of the countryside beyond and features a vast sitting room with a sun room, offering triple aspect views. The kitchen, benefitting from a range of wall and floor-based units completes the internal accommodation.



Approximate Area = 1211 sq ft / 112.5 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1351 sq ft / 125.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1180506



**SITUATION**

Waltham Chase is a delightful village, neighbouring the popular village of Bishops Waltham. The village now has a primary school, St John the Baptist Church, Swanmore College of Technology, many village shops, several green areas, e.g. 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**

- No forward chain
- Quarter of an acre plot
- Potential to extend into roof space subject to local planning
- Three generous bedrooms
- Two bathrooms
- Plenty of storage cupboards
- Detached garage
- Ample driveway parking for at least four cars
- Sought after location

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

**ASKING PRICE £485,000**

### **TENURE**

Freehold