



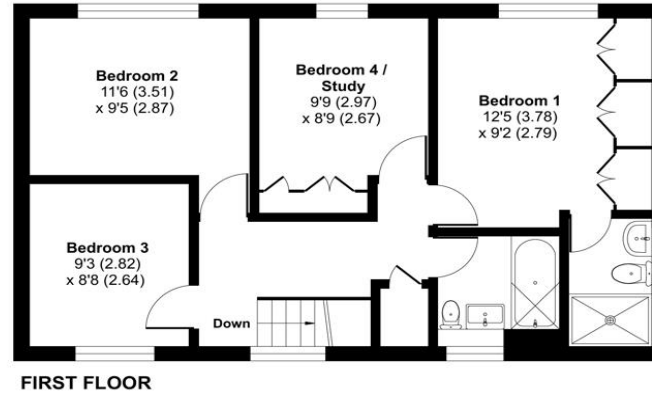
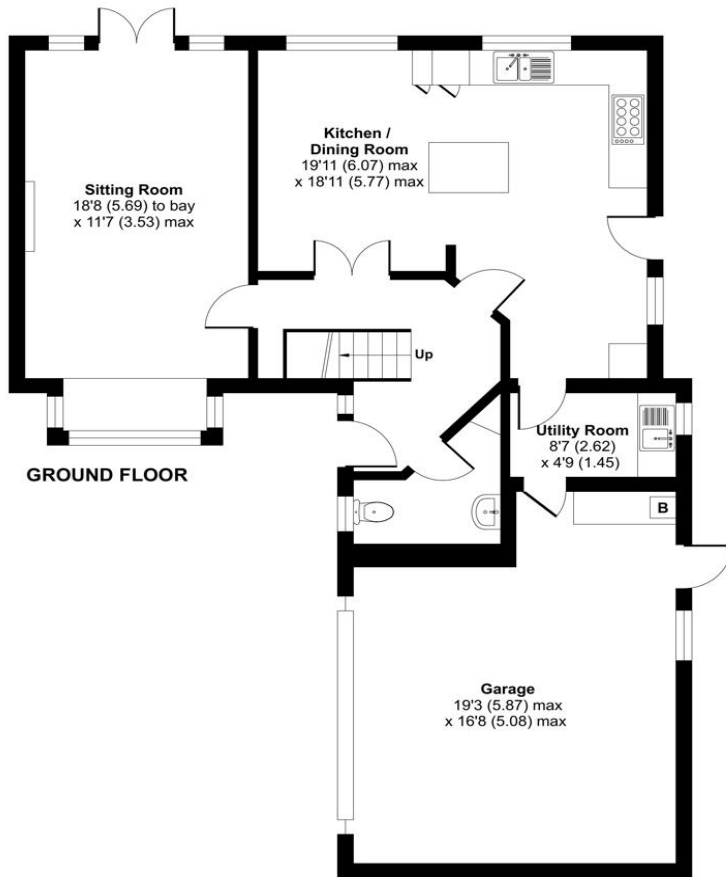
Linden Close, Waltham Chase, Southampton, Hampshire, SO32 2TZ



ACCOMMODATION

An impressive four-bedroom detached home with an incredible garden which is situated in the popular village of Waltham Chase. Privately located, the home offers copious amounts of living space and has been meticulously cared for by the current owners. The welcoming entrance hall, with a convenient guest cloakroom, reveals the superb kitchen/dining room with a feature island and a good range of wall and base units has been designed to benefit all families. A separate utility room further complements the kitchen. The sitting room is dual aspect with French doors leading out onto the garden and a fireplace as a focal point. The first floor continues to impress with four double bedrooms. The principal bedroom displays built-in wardrobes and a modern en-suite shower room. A family bathroom serves the remaining bedrooms. The double garage, which extends to 19' x 17'ft, is a flexible space, with the current owners using it up as a home gym. One of the highlights of this home is the private garden which enjoys multiple areas to relax and enjoy the summer sun. The home also has a large driveway providing ample parking for multiple cars.

Approximate Area = 1370 sq ft / 127.2 sq m
 Garage = 322 sq ft / 29.9 sq m
 Total = 1692 sq ft / 157.1 sq m
 For identification only - Not to scale



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: 1110190



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Waltham Chase is a delightful village, with all the conveniences of being centrally located with major road links nearby. The village has a primary school, St John the Baptist Church, Swanmore College of Technology, many village shops, together with several recreational parks and traditional inns. You are extremely well-connected to both Bishop's Waltham and Wickham, both providing further local amenities. The property is minutes away from both the M3 and M27, connecting you to Portsmouth, Southampton, London and beyond. The nearest train station at Botley is just 3 miles away, giving you access to the bustling centres of Southampton and Winchester.



SPECIFICATION

- Substantial detached home on a corner plot
- Close to schools and local amenities
- Four double bedrooms
- En-suite shower room and family bathroom
- Superb kitchen/dining room and separate utility room
- Sitting room
- Private rear garden
- Double garage and private driveway

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - F

ASKING PRICE

£600,000

TENURE

Freehold