

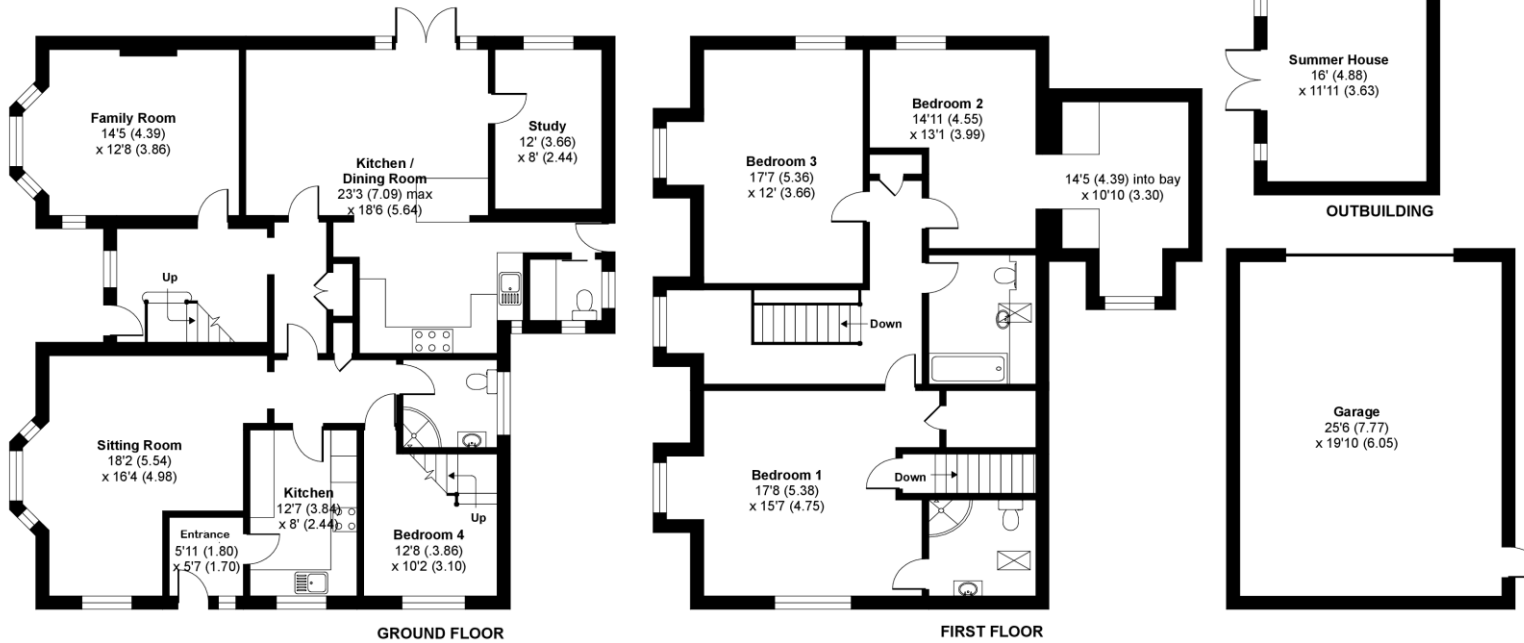




ACCOMMODATION

An incredibly spacious and beautifully presented four-bedroom detached chalet style family home, situated on a private corner plot with a large detached double garage. This superb property was originally two separate homes and displaying two individual kitchens and three bathrooms offers great potential for an annexe. The very flexible accommodation has been comprehensively updated and modernised with vast amounts of space on offer for a family to enjoy. The ground floor includes a well-proportioned and fully fitted kitchen/dining room with a range of fitted appliances and patio doors that lead to the garden. There is a convenient utility area with a W.C, space for a washing machine and tumble dryer. Three reception rooms include a dual aspect sitting room with a feature fireplace, a family room and study. Additionally, there is a ground floor bedroom (with a second staircase leading upstairs) and a shower room. On the first floor there are three double bedrooms with an en-suite shower room to the principal bedroom and a family bathroom to serve the remaining bedrooms. To the outside you will find a spacious wrap-around garden divided into two areas. The smaller garden has a patio terrace, a lawn, pond, and space for a large hot tub. The larger garden runs the full length of the property and is mainly laid to lawn, with a border of mature trees and hedges and includes a summer house with lighting and electricity. The property has a total plot size of over 1/3 of an acre.

Approximate Area = 2803 sq ft / 260.4 sq m
 Garage = 510 sq ft / 47.4 sq m
 Outbuilding = 198 sq ft / 18.4 sq m
 Total = 3511 sq ft / 326.2 sq m
 For identification only - Not to scale



Certified Floor plan produced in accordance with RICS Property Measurement Standards incorporating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(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, 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, 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

- Incredibly spacious detached family home on a corner plot
- Annexe potential
- Four double bedrooms and three bathrooms
- Three reception rooms
- Large modern kitchen/dining room
- Double garage and ample driveway parking
- Large private wrap-around garden
- Summer house with power connected

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - B

ASKING PRICE

£675,000

TENURE

Freehold