



Brooklynn Close, Waltham Chase, Southampton, Hampshire, SO32 2RY

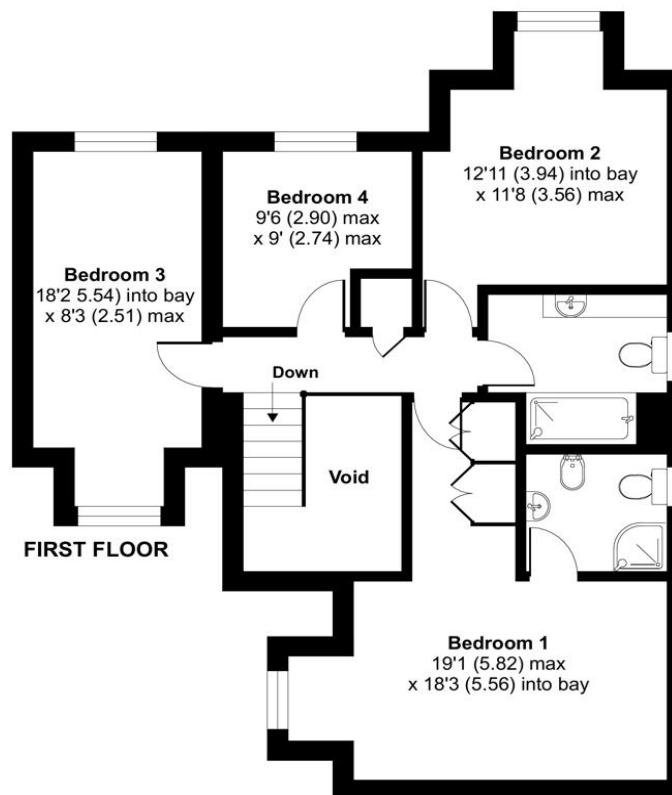
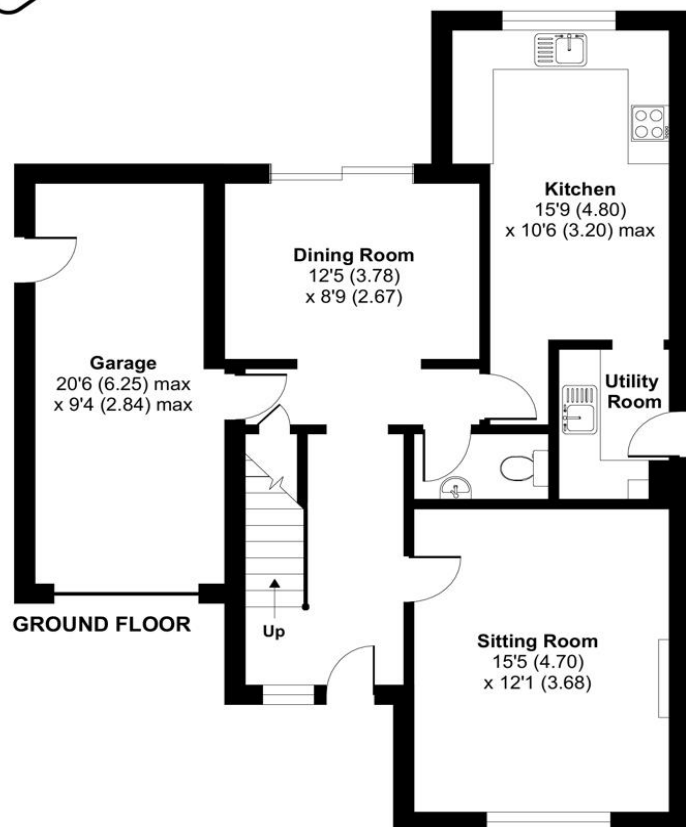


ACCOMMODATION

A fine example of an executive four-bedroom family home, situated in a quiet cul de sac position on the outskirts of Bishops Waltham in Waltham Chase. The accommodation flows from a welcoming entrance hallway which in turns leads to a 15ft sitting room and a separate dining room with French doors to the rear garden. A well-appointed kitchen/utility room can be found to the rear of the property providing a range of floor and wall-based units. A useful cloakroom completes the ground floor. Upstairs there are four good sized double bedrooms, with the stunning principal boasting built in wardrobes and an en-suite shower room. The remaining three bedrooms are all serviced by the three-piece family bathroom. Externally there is a low maintenance private rear garden, with a spacious patio area ideal for entertaining and side access to the front. There is off road parking on a driveway leading up to the single garage.



Approximate Area = 1469 sq ft / 136.5 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1647 sq ft / 153 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	84
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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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

- Impressive four-bedroom family home
- Quiet cul de sac position
- 15 ft sitting room
- Kitchen/utility room
- Dining room
- Principal bedroom with en-suite
- Private rear garden
- Garage and off-road parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE

Asking Price £575,000

TENURE

Freehold

SERVICES

Mains gas, water, electricity and drainage