



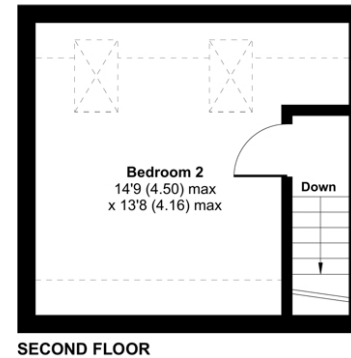
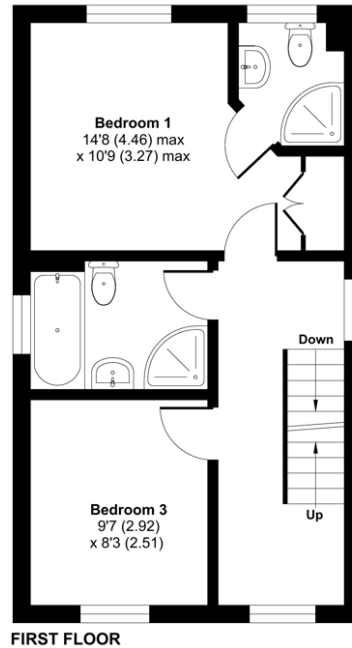
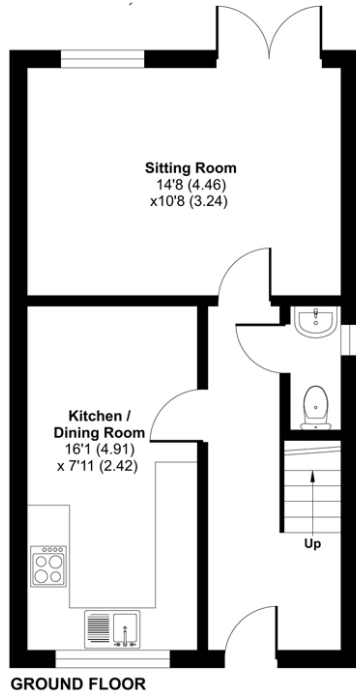
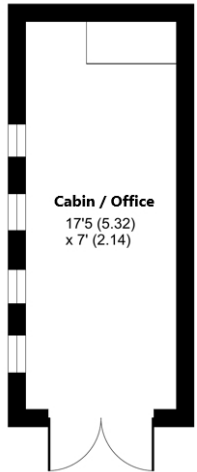
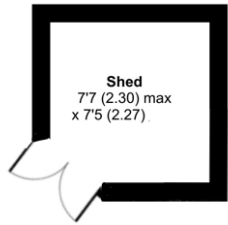
Smithy Cottages, Bull Lane, Waltham Chase, Southampton, Hampshire, SO32 2LS





## ACCOMMODATION

A stunning three-bedroom family home split across three floors, set in an excellent location with the countryside on your doorstep. Upon entering the property, you are greeted by the welcoming hallway which provides access to the modern guest cloakroom and all principal rooms. The impressive ground floor accommodation features a superb kitchen with integrated appliances and plenty of space for a large dining table. The home also boasts a spacious sitting room and French doors that lead out onto the serene rear garden. The first floor continues to impress hosting the stunning principal suite featuring air conditioning, en-suite shower room and built in wardrobes. An impressive sound system is linked between the principle bedroom and both bathrooms. A further well-proportioned bedroom is served by a contemporary fitted family bathroom. The home continues to impress with the second floor including a sizeable air-conditioned guest room which includes Velux windows enabling plenty of light to flow through the room. Externally, the rear garden which is south facing is offered with low maintenance upkeep, whilst the fabulous patio area creates the perfect venue for al fresco dining the wooden cabin is also perfect for entertaining guests or simply used as additional storage. There is space for multiple vehicles to park at the front of the home and an additional benefit is further block paved driveway space that runs down the side of the home.



Approximate Area = 953 sq ft / 88.5 sq m  
 Limited Use Area(s) = 43 sq ft / 3.9 sq m  
 Garage / Office = 127 sq ft / 11.8 sq m  
 Shed = 50 sq ft / 4.7 sq m  
 Total = 1173 sq ft / 108.8 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1241306



## 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**

- Fabulous three bedroom detached home
- Modern Kitchen
- Two bathrooms
- Sought after location
- Garden log cabin
- Private driveway
- Air Conditioning to principle and second bedroom

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band E

**ASKING PRICE £425,000**

### **TENURE**

Freehold