



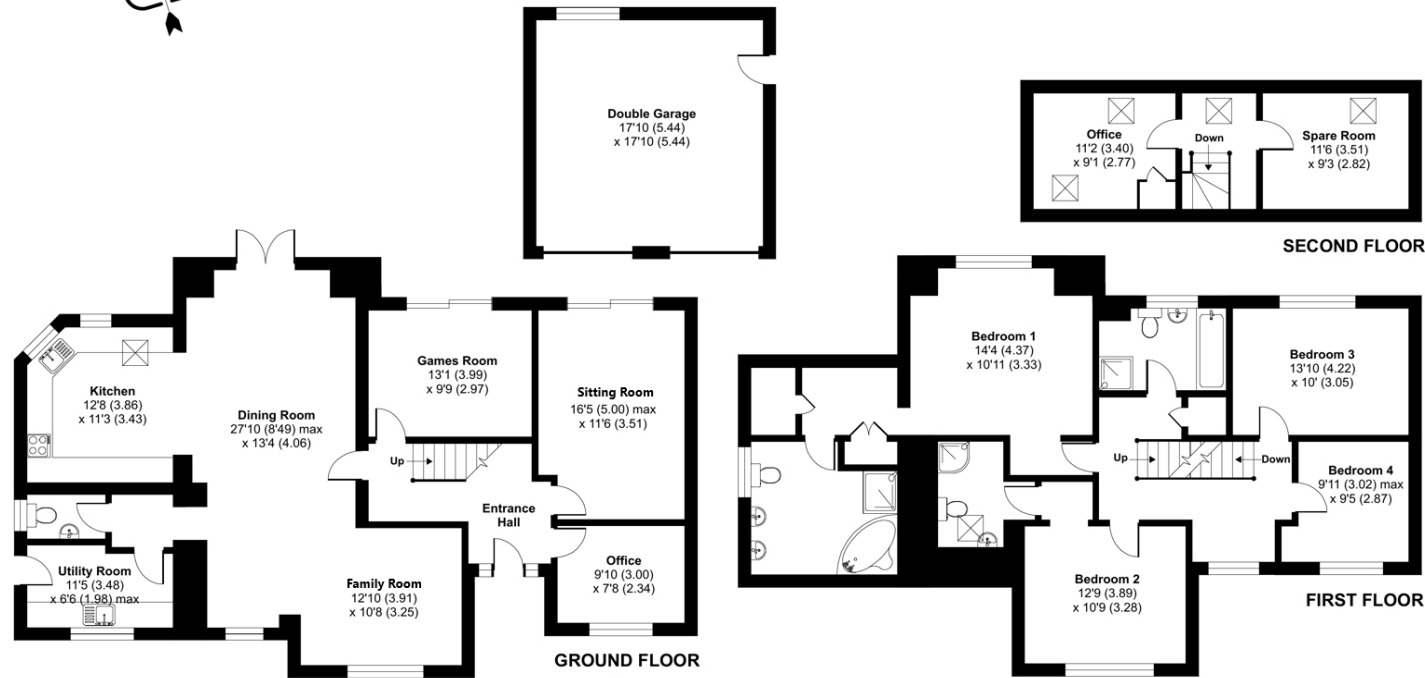
Brooklyn Close, Waltham Chase, Southampton, Hampshire, SO32 2RZ



ACCOMMODATION

A formidable detached family home within the sought after Brooklynn Close comprising of over 2600sqft of accommodation and situated on a third of an acre plot. The impressive home features a large and spacious entrance hall with a wooden frame staircase leading to the first floor. The highlight and the hub of the home is the gorgeous open plan sitting, dining and kitchen. Further to this space is a sizeable utility room, cloakroom and bespoke French doors that lead out onto the rear garden and patio. Three further reception rooms service the ground floor with flexible space for all the family to have their private spaces. Currently, the rooms are being used as a games room, sitting room and an office. The first floor includes four well-proportioned bedrooms and the principal bedroom offers private views over the rear garden, a stunning three piece bathroom suite and built in wardrobes. The centrally located landing branches off into the further three bedrooms with bedroom two including a contemporary en-suite shower room and concluding the first floor is the useful family bathroom. The home offers three storey living with the loft space being converted into two very useable rooms. Currently set up as additional guest accommodation and office space the home proves again it is highly versatile. To the rear of the home is the neatly landscaped garden which offers a private and serene retreat. Mostly laid to lawn the garden is bordered by mature shrubs and 6ft wooden fencing. A vast double garage sits on the exclusive block paved driveway and offers the owners to park multiple vehicles.

Approximate Area = 2678 sq ft / 248.8 sq m
 Garage = 318 sq ft / 29.5 sq m
 Total = 2996 sq ft / 278.3 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	69	77
(55-68)	D		
(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.

SITUATION

Waltham Chase is a rural village, neighbouring the popular village of Bishops Waltham and only a short drive from the thriving city of Winchester. Waltham Chase has many local amenities, recreation grounds and two traditional inns. Winchester city offers many famous attractions and amenities. Communications are excellent with the M27 and the M3 within easy reach.

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: 1252884





SPECIFICATION

- Extensive detached family home
- Approaching 3000sqft of versatile accommodation
- Two ensembles and family bathroom
- Double garage and private block paved driveway
- Sought after cul-de-sac location
- Situated on a third of an acre plot
- Close to local countryside walks, schools and shops

LOCAL AUTHORITY

Council Tax Band

ASKING PRICE £849,000

TENURE

Freehold