



Clayhill Close, Waltham Chase, Southampton, Hampshire, SO32 2TT

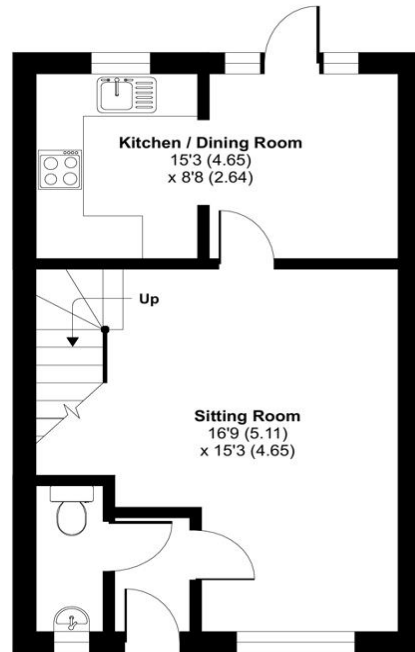


ACCOMMODATION

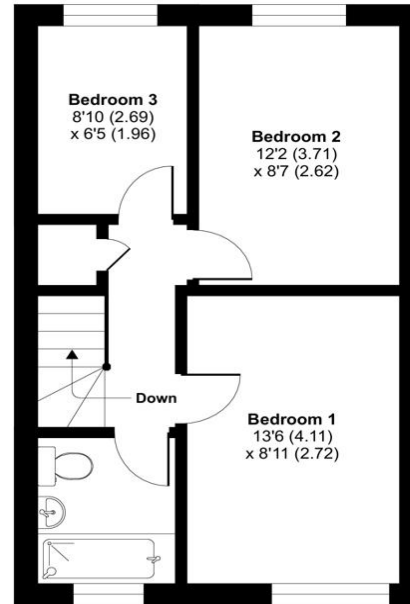
Nestled in the peaceful Clayhill Close is this wonderfully presented three-bedroom semi-detached home, with a sizeable rear garden and private driveway parking. Also offering excellently proportioned family accommodation throughout and conveniently located within strolling distance of the village shops and schools. The centrepiece of the home is the bright and spacious contemporary open-plan fitted kitchen/dining room. A light and airy sitting room is located at the front of the home with a cloakroom completing the ground floor. The first floor offers three generous bedrooms and the family bathroom concluding the accommodation. Externally there are delightful rear gardens with a large patio area, perfect for entertaining guests. A raised area of the garden is mainly laid to lawn. The home is ideally placed for a growing family with access to the local schools and recreational facilities and plenty of countryside walks locally to enjoy.

Approximate Area = 806 sq ft / 74.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Charters Estate Agents Limited. REF: 1263924

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SITUATION

The village of Waltham Chase in rural Hampshire has the convenience of the village centres of Bishops Waltham, Wickham, Swanmore and Curdridge nearby. There are good schools for all ages as well as recreation grounds, a Post Office, village stores and pubs. The nearby city of Winchester has a wider range of amenities, access to M3, M27 and most major road networks. The neighbouring village of Botley has mainline rail connections, just 15 minutes from Southampton Airport Parkway



SPECIFICATION

- Semi detached three bedroom home
- Kitchen/dining room
- Sitting room
- Enclosed rear garden
- Off road parking
- No forward chain

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

ASKING PRICE £330,000

TENURE

Freehold