



16 Sandy Hill Close, Waltham Chase, SO32 2GU

Offers In Excess Of £515,000



Sandy Hill Close |
Waltham Chase | SO32 2GU
Offers In Excess Of £515,000

W&W are delighted to offer for sale this 'Linden Homes' 2018 built four bedroom detached family home situated in an enviable tucked away position within the cul de sac overlooking greenery to the front. The property boasts grand reception hallway with vaulted galleried landing, four double bedrooms, lounge, impressively sized kitchen/dining/family room, study, cloakroom, bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear garden, detached garage & driveway parking for multiple vehicles.

Sandy Hill close in the popular village location of Waltham Chase. It benefits from a village store, a village hall, play park, well-regarded St. John The Baptist Primary School and church. Swanmore College is available in the neighbouring village of Swanmore. Wider facilities including doctors, dentists and supermarkets are available in the nearby and highly sought after country towns of Bishops Waltham.





'Linden Homes' 2018 built four bedroom detached family home

Enviably tucked away position in a quiet cul de sac overlooking greenery to the front

Reception hallway enjoying attractive wood effect laminate flooring flowing into the kitchen/dining/family room, study, cloakroom, en-suite, bathroom & two bedrooms

The hallway is open into the study with window to the front

Dual aspect lounge with window to the front

Impressively sized 29'4ft kitchen/dining/family room with double doors opening out onto the rear garden & built in storage cupboard

Kitchen benefitting from built in double oven, hob, dishwasher & washing machine

Downstairs cloakroom & understairs storage cupboard also to the hallway

Galleried landing enjoying large picture window with green views

Main bedroom enjoying modern en-suite shower room

Three additional double bedrooms

Family bathroom comprising three piece suite

'In our opinion' the property is light, bright & airy throughout

Rear garden majority laid to lawn with patio area, raised flower beds & display shrubbery

Detached garage with power, lighting & eaves storage

Block paved driveway & shingled area providing parking for ample vehicles

Estate management charge approx. £480 PA

Privately owned solar panels to the property

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

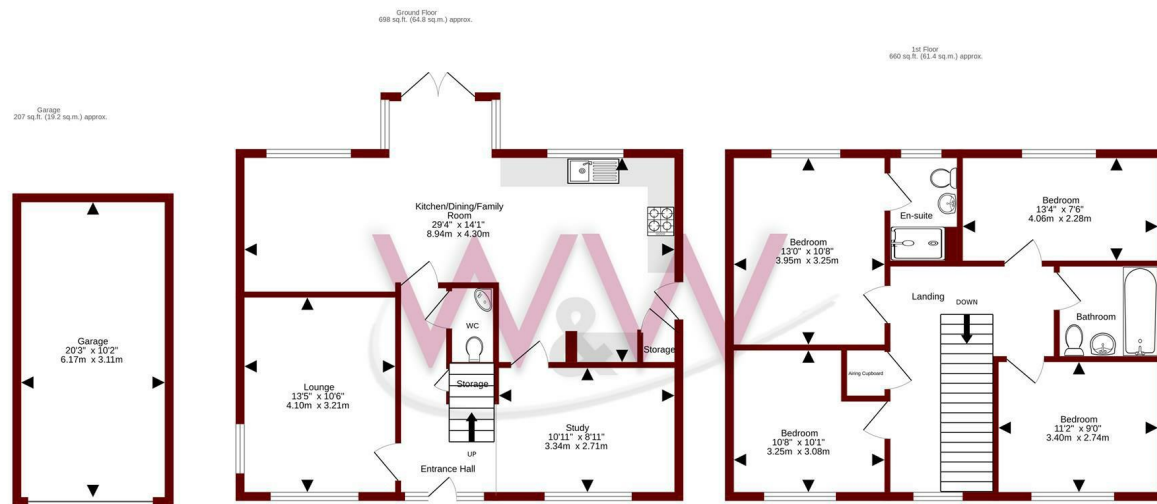
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F - £2799 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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