

# OAK TREE HOUSE

Waltham Chase SO32 2LG

Asking Price £695,000



WELLER  
PATRICK





## PROPERTY FEATURES

A superb four bedroom, detached family home with a generous garden in the popular village of Waltham Chase

Sitting Room • Dining room • Kitchen/breakfast room • Study • Cloakroom • Conservatory • Utility room

Four bedrooms • Family bathroom • Loft room

Generous Garden • Garage • Driveway Parking • Viewing recommended





## DESCRIPTION

Nestled in the charming village of Waltham Chase, this spacious detached four-bedroom home features a large rear garden and gated driveway providing ample parking.

Upon entering, you are greeted by a large entrance hall that leads to the reception rooms and a kitchen/breakfast room. French doors in the kitchen provide a lovely view of the rear garden, while the conservatory offers additional space for relaxation. The ground floor also features a spacious sitting room, study, a dining room, and a utility/cloakroom.

Upstairs, you will find four generously sized double bedrooms and a family bathroom with a shower and roll top bath. One of the bedrooms has stairs leading to a loft room, adding some flexibility to the layout.

Outside, the property boasts a driveway with ample parking space and an attached garage.

The large rear garden is predominantly laid to lawn and provides a wonderful outdoor area for family gatherings and entertainment.

Waltham Chase is conveniently located just a short distance from the country town of Bishops Waltham which offers a range of shops, services, cafes and coffee shops from its traditional high street.

Schooling for most ages is available locally with the secondary school being in nearby Swanmore.

The south coast centres of Southampton, Portsmouth and Winchester are within easy driving distance as is access to the M27 motorway and rail services to London.



## DIRECTIONS

From Bishops Waltham take the B2177 towards Waltham Chase and Wickham. On entering Waltham Chase Lower Chase Road will be seen on the left. The property will be seen on the right after a short distance.

Particulars prepared 15th March 2024



## LOCAL AUTHORITY AND SERVICES

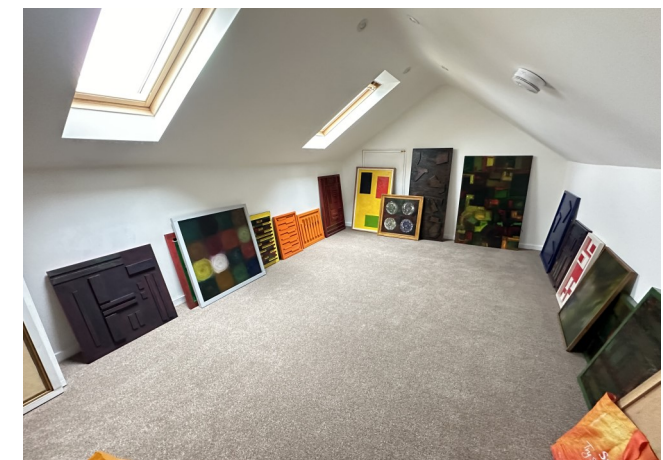
Winchester City Council

Council tax band F

Mains electricity, gas and water. Mains drainage

## VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555







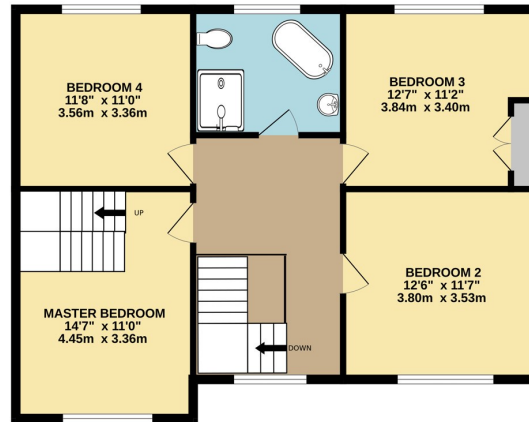


Oak Tree House  
 Waltham Chase  
 Hampshire  
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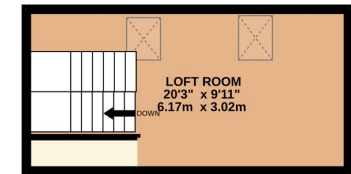
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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