



**WELLER
PATRICK**

22 HAWTHORN GROVE
Waltham Chase SO32 2GX
£475,000 OIEO



PROPERTY FEATURES

A beautifully presented, three-bedroom detached family home backing onto fields in the popular village of Waltham Chase

Kitchen / Dining Room • Sitting Room • Cloakroom • Utility Cupboard

Three Bedrooms • Master Bedroom En-suite • Family Bathroom

Good Size Rear Garden • Garage • Driveway Parking • Internal Viewing Recommended



DESCRIPTION

This beautifully presented three-bedroom detached family home is located on a requested development constructed by Bargate Homes and offers well-proportioned accommodation.

The property benefits from being close to local amenities including a local shop and village primary school (St John The Baptist), further amenities can be found in neighbouring Bishop's Waltham and Wickham centres.

The property briefly comprises an entrance hall, sitting room, Kitchen/dining room and cloakroom on the ground floor. On the first floor there are three bedrooms, en-suite and the family bathroom.

Additional benefits include a good size enclosed rear garden backing onto fields, driveway and garage.

To fully appreciate both the location and the accommodation on offer, an early viewing truly is a must. The house also benefits from being only a short walk away from the church, village store and recreation ground.

The neighbouring town of Bishop's Waltham and Wickham are also only minutes away, both of which have a broad range of shops and amenities, as is Botley which has a mainline railway station.

Both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

DIRECTIONS

From the roundabout in Bishops Waltham by the Crown Inn take the B2177 towards Waltham Chase. Proceed out of Bishops Waltham and then turn left at the traffic lights in Waltham Chase and take the second turning left into Hawthorn Grove and the house can be found on the right hand side.

Particulars prepared 21st June 2024

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Services Mains gas, electricity, water and drainage

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

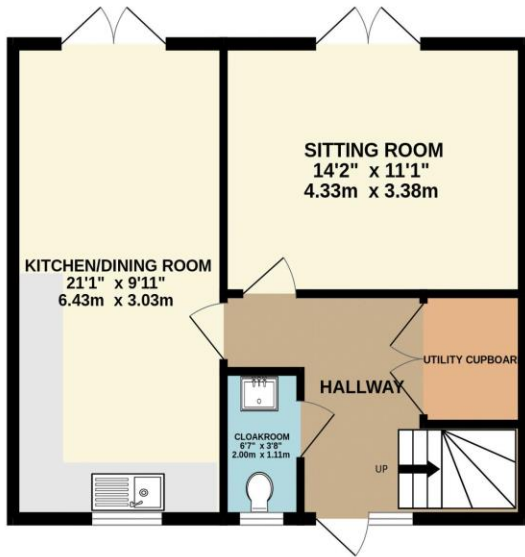




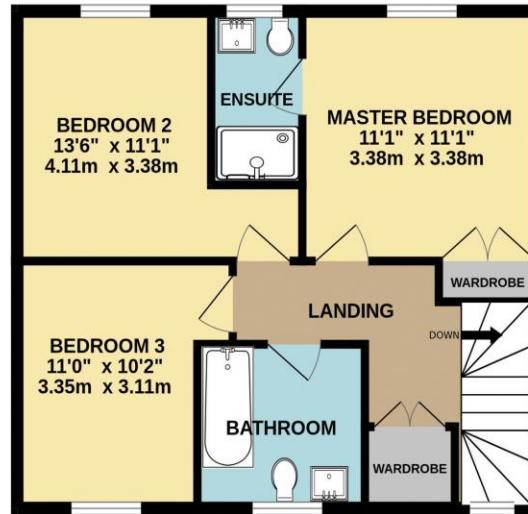
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GROUND FLOOR



1ST 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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	87
(69-80)	C	88
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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