

# 10 CLUBHOUSE LANE

Waltham Chase SO32 2NN

Asking Price £595,000



WELLER  
PATRICK





## PROPERTY FEATURES

Popular Location • Flexible Accommodation • Detached • Four Bedrooms • Annex • Kitchen/Breakfast Room  
Family Bathroom • Dining Room • Study • Lounge • Viewing Recommended •







## DESCRIPTION

A detached bungalow with annex accommodation in the popular village of Waltham Chase. The property offers flexible accommodation arranged over two floors.

The property provides a kitchen with breakfast bar overlooking the rear garden, a sitting room with wood burning stove, a family bathroom, two downstairs bedrooms currently used as a study and a dining room and two first floor bedrooms. The annex accommodation provides a sitting room, a kitchen and an en-suite bedroom with doors opening into the garden.

Outside the property offers generous driveway parking, a wrap around garden and an outbuilding. The village of Waltham Chase is highly regarded and desirable for its convenient and accessible location.

The property is well placed for access to the major centres of Winchester, Southampton, Portsmouth and Fareham. The delightful country town of Bishops Waltham is within short drive and offers a range of shops, services cafes and eateries from its traditional high street.

There is schooling for most ages nearby and the property is accessible to the M27 motorway which can be accessed in nearby Fareham or Hedge End. Main line rail services are available from Winchester, Botley or Eastleigh Parkway.

Viewing is highly recommended.

10 Clubhouse Lane  
Waltham Chase  
SO32 2NN



DIRECTIONS

From Bishops Waltham take the B2177 to Waltham Chase. Proceed through the traffic lights in the centre of the village then turn right into Bull Lane. Take the second turning right into Club House Lane, follow the road to the left and the property can be found on the right hand side.

LOCAL AUTHORITY AND SERVICES

Winchester City Council

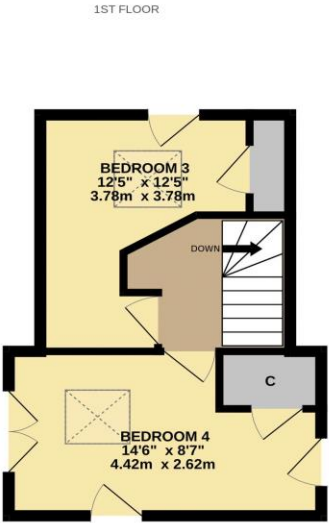
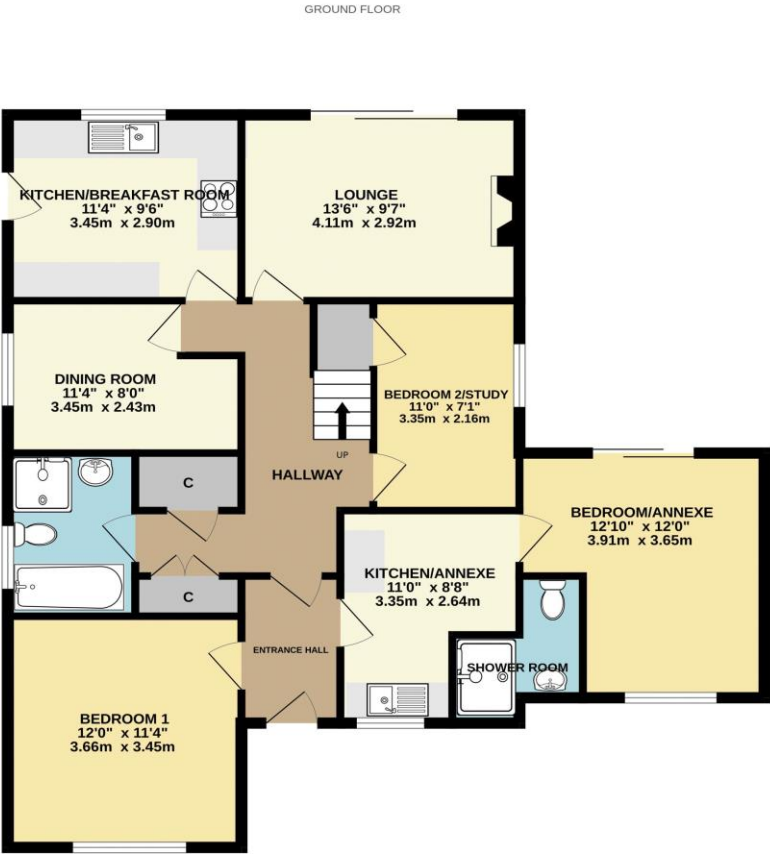
Council tax band C (Main property).  
Council tax band A (Annex)

Mains electricity, Mains Gas, Mains Drainage.

Viewings

By appointment through Weller Patrick.  
Tel: 01489 893555

Particulars amended 11<sup>th</sup> February 2025.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	43	78
A		
(81-91)		
B		
(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 