



12 CLAYHILL CLOSE

Waltham Chase SO32 2TU

Asking Price £399,950

**WELLER
PATRICK**



PROPERTY FEATURES

Popular Location • Extended Three Bedroom House • Superb Kitchen/Dining Room • 24' Lounge • Cloakroom • Bathroom • Garden • Attractive Rear Garden • Viewing Recommended



DESCRIPTION

Tucked away in this popular cul-de-sac within Waltham Chase, is this extended and well presented semi detached family home.

The accommodation comprises of a Dining Room being open plan to the refitted kitchen, 24' sitting Room with partial vaulted ceiling and double doors to the rear garden and a cloakroom. To the first floor there are three bedrooms and a refitted family bathroom.

Externally the property boasts off road parking, garage & an attractive split level rear garden.

Waltham Chase has a popular local primary school and secondary schooling is available nearby at Swanmore college.

The property is well placed for access to the major centres of Winchester, Southampton, Portsmouth and Fareham.

The delightful country town of Bishops Waltham and village of Wickham are nearby and both offer a range of shops and services from their traditional centres. The M27 motorway can be accessed in nearby Fareham or Hedge End and rail services to London are available from Winchester or Eastleigh.

Viewing is highly recommended.

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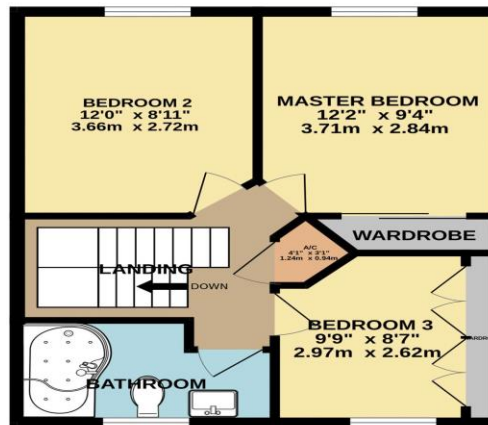
DIRECTIONS

From Bishops Waltham take the B2177 towards Waltham Chase. At the traffic lights turn right into Curdridge Lane and third right into Clayhill Close. Turn right and the house is on the right hand side.

Particulars amended 13th November 2024

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. Made with Metrepro ©2024

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band D

Services Mains electricity, gas, water and drainage.

VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(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	