

31 BROOKLYNN CLOSE

Brooklynn Close, Southampton, SO32 2RY

Asking Price £750,000



WELLER
PATRICK



PROPERTY FEATURES

Spacious five-bedroom, detached house in a superb location with fields and views to the rear

En-Suite to Bedrooms 1&2 • Feature Split Level Landing • Sitting Room • Dining Room • Study

Kitchen / Breakfast Room • Utility Room • Double Garage • No Forward Chain • Viewing Recommended



DESCRIPTION

This spacious and pleasantly situated five-bedroom detached family house offers well-proportioned accommodation and a desirable location backing onto fields with delightful views to be enjoyed.

The five bedrooms include both guest and master bedrooms with en suites plus a family bathroom. There is a feature split staircase providing an air of privacy for the guest or main bedroom whichever is chosen.

On the ground floor there is a large sitting room plus a dining room, study with fitted furniture and the kitchen with a range cooker and breakfast area. There is a cloakroom, utility and double garage.

The property is situated within a desirable and sought after close located within a short distance from the the country town of Bishops Waltham with its historic high street and palace ruins. The traditional village of Wickham with its attractive square.

Both Bishops Waltham & Wickham offer a range of shops and services from their delightful centres.

Local and nearby schools include St Johns primary school in Waltham Chase, Swanmore Primary and Swanmore College of Technology at senior level.

The major centres of Fareham, Portsmouth, Southampton and Winchester are all within a reasonable driving distance as is access to the souths M27 motorway system. Rail services can be accessed from Fareham & Botley.

Waltham Chase is well located to enjoy some of the picturesque villages and country pubs in the surrounding area with rural countryside walks to be enjoyed.

The property is offered with no forward chain and viewing is recommended.

31 Brooklynn Close
Waltham Chase
SO32 2RY



DIRECTIONS

From Bishops Waltham take the B2177 towards Waltham Chase and Wickham. Proceed through the traffic lights in Waltham Chase and then right into Brooklynn Close towards the edge of the village. Proceed through the close and the property can be located straight ahead at the head of the close.

LOCAL AUTHORITY AND SERVICES

Winchester City Council

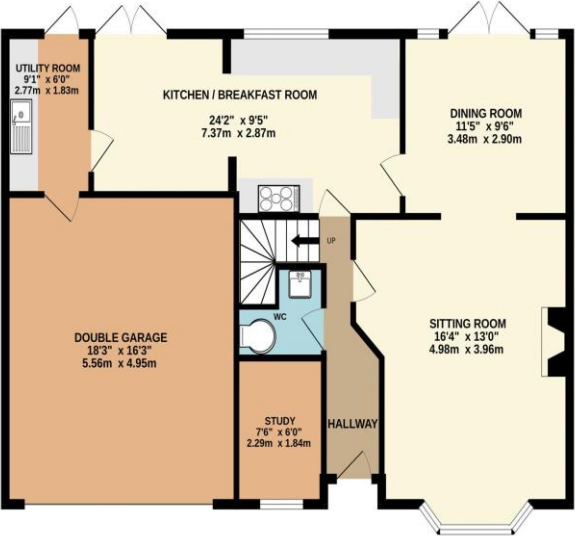
Council tax band G

Services: All mains services connected

VIEWINGS

By appointment through Weller Patrick.
Tel: 01489 893555

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	91
(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	
WWW.EPC4U.COM		