

39 BROOKLYNN CLOSE

Waltham Chase, SO32 2RY

Asking Price £599,950

WELLER
PATRICK



PROPERTY FEATURES

A most attractive, four-bedroom, detached family home in a sought-after close in the popular village of Waltham Chase

Spacious Entrance Hall • Re-Fitted Cloakroom • Sitting Room • Dining Room • Kitchen / Breakfast Room

Utility Room • Four Bedrooms • En-suite to Master Bedroom • Family Bathroom

Driveway Parking • Integral Garage • Front and Rear Gardens • Viewing Recommended



DESCRIPTION

This well presented four-bedroom detached family house with most attractive elevations is situated in sought after Brooklynn Close which is a highly regarded and desirable area.

The property benefits from spacious accommodation with a welcoming hallway and feature flooring. There is a dining room with doors to the rear garden, a sitting room, a good-sized kitchen/breakfast room and a utility room.

On the first floor is a feature galleried landing, family bathroom and the four bedrooms which include three doubles and a superb double aspect master bedroom and en suite.

The gardens comprise a pleasant front garden with extended parking areas, lawn and shrubbery borders. The rear garden is of a reasonable size and is planned for lower maintenance.

The village of Waltham Chase is popular for its convenient and accessible location. Nearby and within walking distance is St Johns School with Swanmore Secondary School also being within a short drive.

The traditional and highly sought after country town of Bishops Waltham is within a short drive and offers a range of traditional shops and services including coffee shops and eateries from its attractive high street.

The Souths major centres of Winchester, Southampton, Portsmouth and Fareham are all easily accessible by road as are the M27 and M3 Motorway systems. For those commuting by rail, main line stations to London are at Winchester, Eastleigh, Petersfield and Botley.

Viewing is recommended.

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, turn right and the property can be located immediately on your left.

Particulars amended 13th October 2025

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services. Mains electricity, gas, water and drainage

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

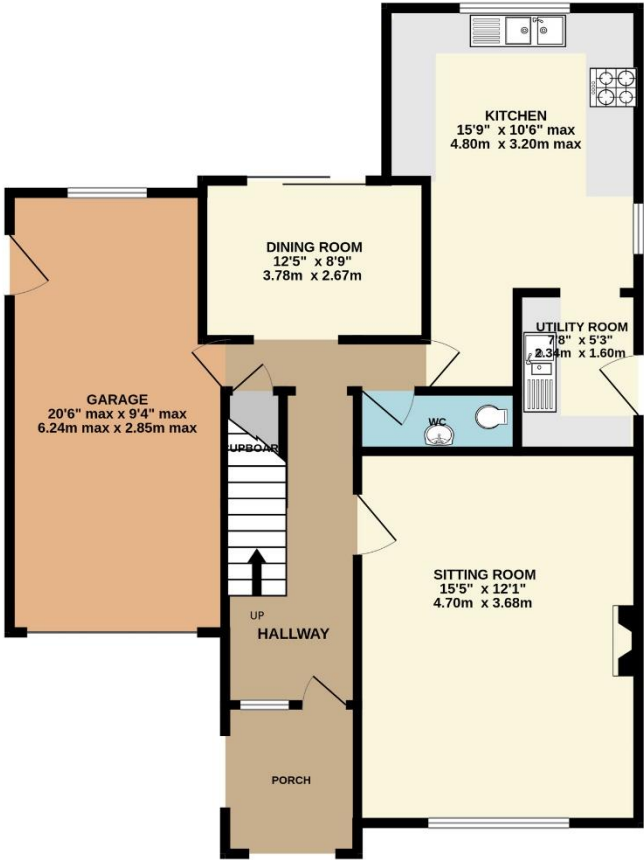




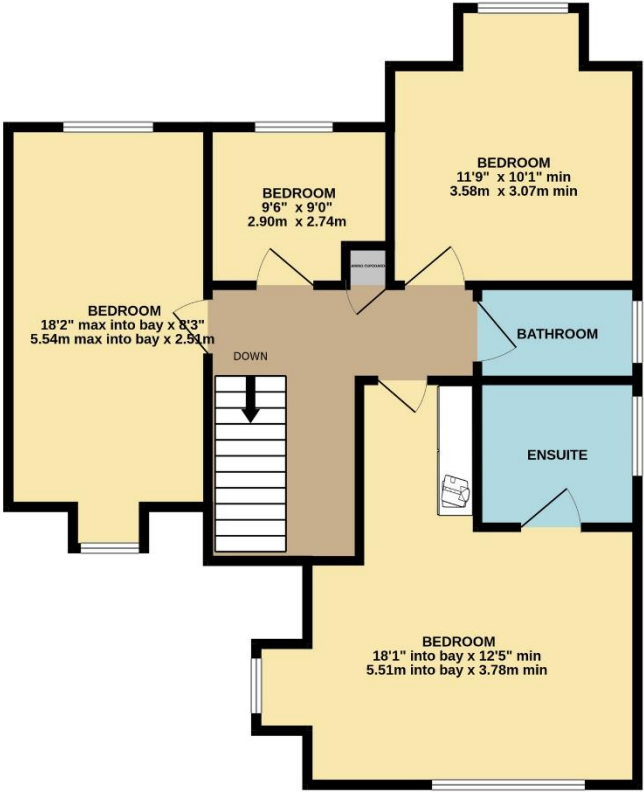
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GROUND FLOOR



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(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	

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