



2 Sandy Hill Close  
Waltham Chase Hampshire SO32 2GU

WELLER PATRICK  
ESTATE AGENTS

# 2 Sandy Hill Close, Waltham Chase, Hampshire SO32 2GU

Asking Price £625,000

## Description

This beautifully presented, spacious, four bedroom, contemporary family home is located within a popular location off Sandy Lane in the village of Waltham Chase. The property is ideally situated within walking distance of the local primary school and recreational park.

Waltham Chase offers local amenities such as the village store, post office and village hall. The historic market town of Bishops Waltham is close by and main motorway access routes are also within easy reach.

**INSIDE** The property is approached via a double-glazed front door leading to the hall, where there is an under stairs storage cupboard and a cloakroom. The study has a window to the front and the sitting room features double glazed windows to the front and side. The separate dining room and the superb kitchen/diner both have double doors to the rear garden.

The kitchen comprises a sink unit with mixer tap and drainer, attractive work surfaces, wall and base units with drawers, inset down lighting, integrated fridge and freezer, integrated dishwasher, built in double oven and gas hob with filter hood over, a cupboard housing the gas boiler and an integrated washing machine.

On the first floor landing there is an airing cupboard housing the water cylinder. The master bedroom benefits from an en-suite which comprises a shower cubicle, wash hand basin, wc, inset down lighting and frosted window.

Bedroom two is a double room with a fitted wardrobe and a UPVC double glazed window to the front and side. The third and fourth bedrooms both have fitted wardrobes with windows to the front and rear respectively. The family bathroom comprises a panelled bath with wash hand basin, wc, tiled floor and splashbacks, extractor fan, inset down lighting and frosted window.

**OUTSIDE** To the front of the property there is an area of front garden. A driveway leads to the double garage which has an up-and-over door, power and light and a door to the rear garden. The garage has been converted to a playroom by the current owners and includes a cloakroom and utility area. There is gated access to the side with a pathway leading to the rear garden featuring a paved patio bordering a lawned area enclosed by wood panel fencing.

## Local Authority & Services

Mains gas, water and electricity,  
Winchester City Council

## Viewings

By appointment through Weller Patrick  
Telephone: 01489 893555

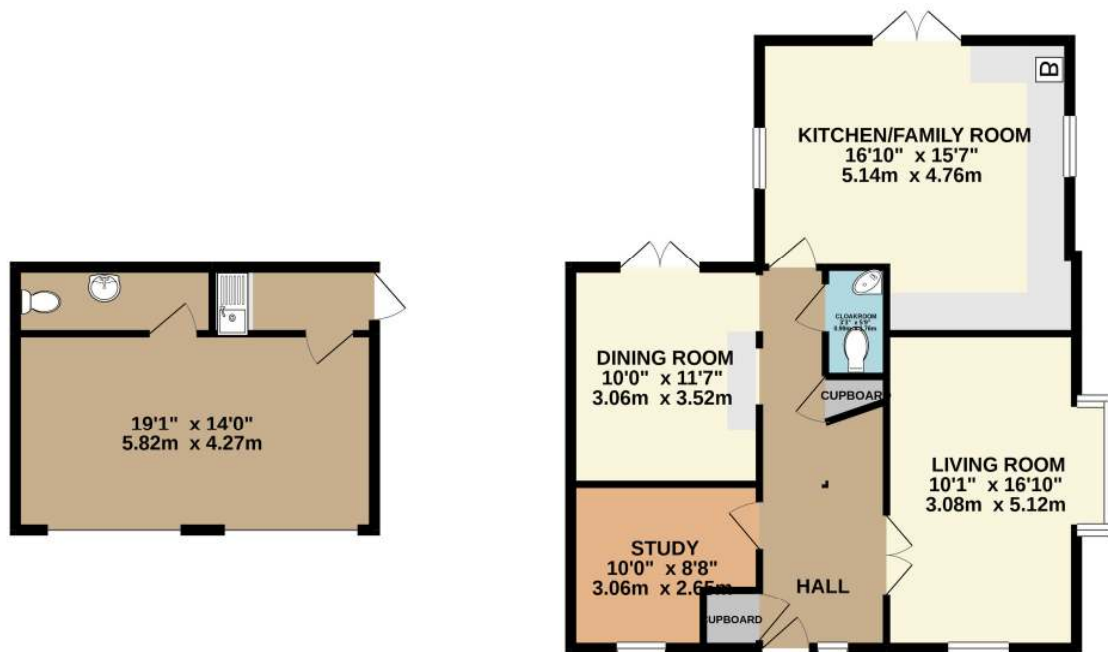
## Directions

From the office in Bishops Waltham proceed in a easterly direction along Winchester Road toward Waltham Chase. Turn right onto Clewers Lane, proceed to the end of this road and at the junction with Curdridge Lane proceed straight across and Sandy Hill Close can be found on the left hand side.

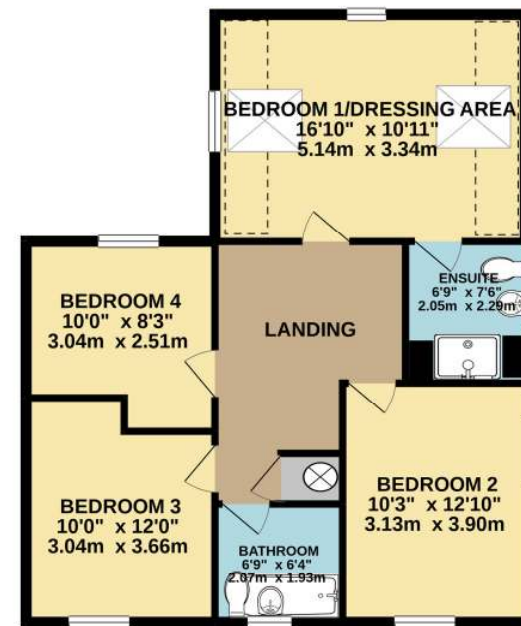
Details amended 9<sup>th</sup> December 2020



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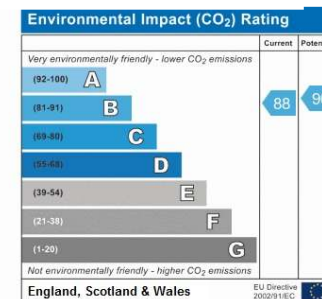
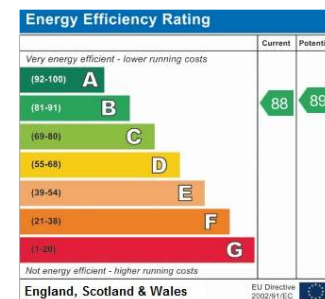
1ST FLOOR



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