



Copperwood  
Winchester Road  
Waltham Chase  
SO32 2LG



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## COPPERWOOD

**PRICE GUIDE: £470,000**

### The Property

Copperwood is a modern detached property standing in a good sized attractive garden in the popular village of Waltham Chase. This relatively spacious property has been well maintained but would benefit from a certain amount of updating. It also has great potential to extend subject to any necessary planning permission approval. Viewing is very highly recommended.

- \* **DETACHED HOUSE** \*
- \* **SITTING ROOM** \* **DINING ROOM** \*
- \* **KITCHEN/BREAKFAST ROOM** \* **UTILITY** \*
- \* **THREE BEDROOMS** \* **SHOWER ROOM** \*
- \* **GARAGE** \* **DRIVEWAY PARKING** \*
- \* **ATTRACTIVE GARDENS TO FRONT AND REAR** \*
- \* **POPULAR LOCATION** \*

### The Location

Waltham Chase is in between the historic villages of Wickham and Bishops Waltham which both offers all local amenities. The local schools are well regarded. The larger centres of Fareham and Hedge End are close by with easy access to the M27 motorway network.

### Directions

Turn right out of Wickham Square and proceed into Waltham Chase and Copperwood can be found on the right hand side a short distance after the traffic lights at the crossroads.

### ACCOMMODATION

**CANOPY PORCH** Double glazed front door opening to: **ENTRANCE HALL** Return staircase to first floor, under stairs cupboard, radiator, doors opening to:

**CLOAKROOM** Low level w.c., vanity basin with cupboard below, part tiled walls.

**SITTING ROOM** Double glazed windows to front and side, fireplace with fitted electric fire\*, radiator.

**DINING ROOM** Double glazed window to side, radiator, double glazed patio doors opening onto the attractive garden.

**KITCHEN/BREAKFAST ROOM** Double glazed window to rear overlooking garden, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, built in electric oven\*, gas hob\* with extractor over\*, integrated refrigerator\*, plumbing for dishwasher\*, radiator, door opening to garage.

**UTILITY ROOM** (Accessed at rear of garage), double glazed window to rear, fitted wall cupboards and work surface, plumbing for washing machine, double glazed door to garden.

### FIRST FLOOR

**LANDING** Double glazed window to side, airing cupboard housing hot water tank, loft hatch, doors opening to:

**BEDROOM ONE** Double glazed window to front, range of built in wardrobes, radiator.

**BEDROOM TWO** Double glazed window to rear overlooking garden, radiator.

**BEDROOM THREE** Double glazed window to rear overlooking garden, built in wardrobe, radiator.

**SHOWER ROOM** Double glazed window to side, suite comprising shower cubicle with glazed panel, low level w.c., wash hand basin with adjacent surfaces and cupboard below, ladder style radiator.

### OUTSIDE

Five bar gate opening onto driveway offering parking and leading to the attached **SINGLE GARAGE** with an electric roller shutter door\*, door to utility room.

The **FRONT GARDEN** has an area of lawn, some shrubs and borders, a pathway to the front door and pedestrian access to the side of the property opening onto the enclosed **REAR GARDEN** which has a paved patio, area of lawn, shrubs and borders, raised beds and some fruit trees.

**Tenure:** Freehold.

**Services:** All main services.

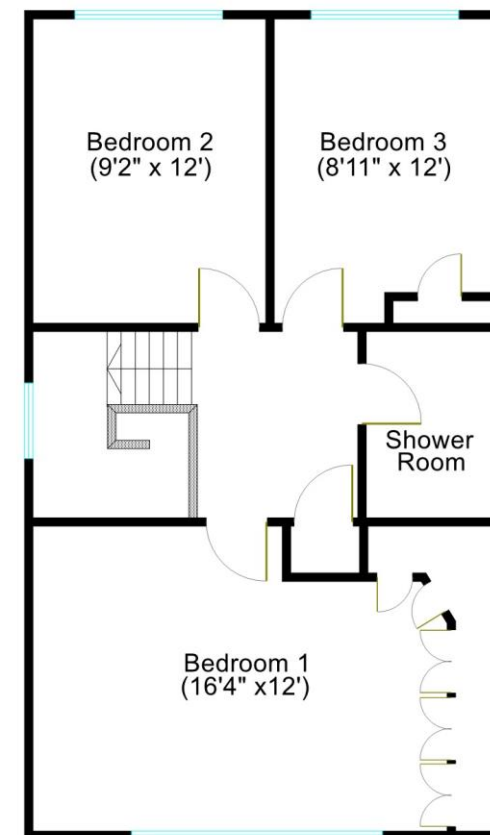
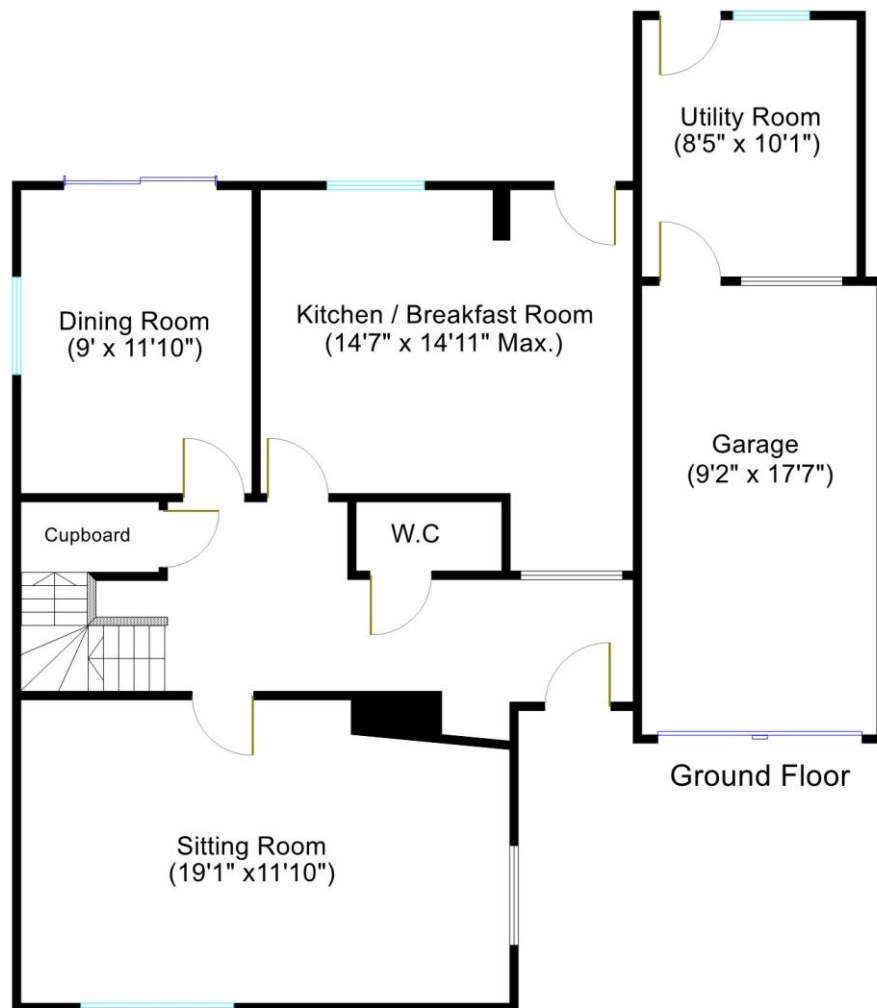
**Local Authority:** Winchester District Council.

**Council Tax Band:** E

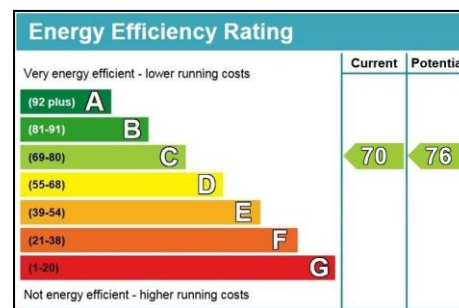
**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate.

**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





**Total Approx. internal floor area = 1,542.6 sq ft / 144.6 sqm**  
**(To include the garage).**  
**Floor Plan for identification and guidance purposes only**



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1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

