



10 Hornbeam Road, Waltham Chase - SO32 2GY

Offers Over £650,000

WHITE & GUARD

10 Hornbeam Road

Waltham Chase, Southampton

INTRODUCTION

This modern detached property was constructed in 2019. The ground floor has been intelligently enhanced to create a more open and inviting atmosphere, featuring a generously sized kitchen dining room, a comfortable lounge area, a designated study room, an additional playroom, and a convenient utility room. Moving to the first floor, there are five bedrooms in total, two of which have their own en-suite bathrooms. The master bedroom also benefits from its own dressing room. Additionally, a well-appointed family bathroom serves the remaining bedrooms. The property also benefits from the presence of a double garage, driveway and enclosed rear garden.

LOCATION

The house benefits from being only a short walk away from Waltham Chase's popular primary school, its church, pub, village store and recreation ground. The neighbouring villages of Bishops Waltham and Wickham are also only minutes away, both of which have a broad range of shops and amenities, as is Botley which has a mainline railway station. Both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

- Detached family home
- EPC Grade B Freehold
- Well-presented rear garden
- Large double garage
- 17ft sitting room
- Driveway providing ample off road parking
- NO FORWARD CHAIN





Approached via a pathway, the property features a welcoming entrance hall with convenient under stairs storage, a storage cupboard and stairs leading to the first floor. From the entrance hall, doors lead to the sitting room, kitchen/diner, utility/cloakroom and study. The sitting room is a bright and spacious double aspect room with windows to the side, two Velux windows and patio doors that open to the rear paved patio seating area. Adjoining the sitting room, double doors open to the family room, a generously proportioned double aspect room with windows to both sides. The focal point of the property is the expansive kitchen/diner, featuring a bay window to the front and patio doors leading to the rear garden. The kitchen is equipped with a range of top-quality wall and base units, including cupboards and drawers with quartz worktops. Additionally, an island breakfast bar provides further functionality. The kitchen includes space for a Range style oven with extractor over, a double sink unit tap, a dishwasher and a fridge/freezer. The utility/cloakroom, with windows to the side, features wall and base units, a quartz worktop, butler sink and ample space and plumbing for a washing machine and dryer. A low-level WC and heated towel rail complete the utility/cloakroom. The study, located at the front of the property, enjoys a window to the front aspect.

On the first floor, the landing provides access to all five bedrooms and family bathroom. The landing also includes an airing cupboard and a window to the side aspect. The master bedroom boasts a bay window to the front and leads to a separate dressing room and en-suite. The modern en-suite comprises a walk-in shower, vanity sink unit, low-level WC, complimentary tiling and a window to the rear aspect. Bedroom two, a double aspect room with windows to both sides, also benefits from a modern en-suite. This en-suite features a walk-in shower, vanity sink unit, low-level WC, a heated towel rail and complimentary tiling. Bedroom three is situated at the front of the property and features a window to the front aspect. Bedroom four has a window to the side aspect, while bedroom five enjoys a window to the front aspect. The family bathroom is elegantly appointed and includes a panelled bath with shower attachment, low-level WC, vanity sink unit, complementary tiling, and a window to the side aspect.



OUTSIDE

The front of the property offers a small lawned garden with shrub borders and a driveway providing ample off-road parking, leading to the detached double garage. Notably, the low maintenance rear garden is enclosed by fence panels and walls. It features a paved seating area, with the majority of the garden laid to lawn and has a selection of shrubs and trees.

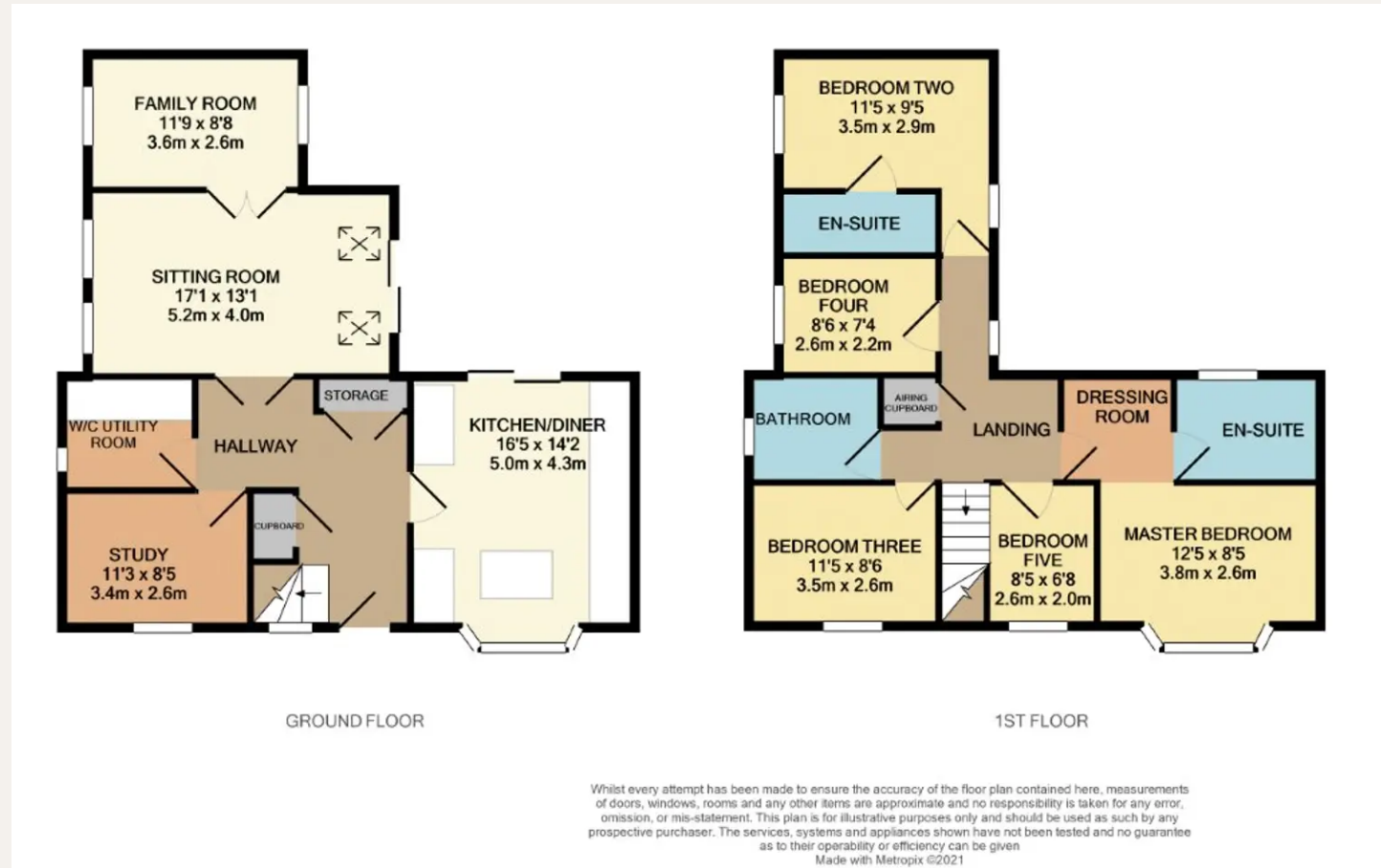
Pedestrian side access is also available.

SERVICES: Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Ultrafast Full Fibre Broadband Up to 1000 Mbps download speed Up to 220 Mbps upload speed. This is based on information provided by Openreach.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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