



The Warren Winchester Road, Waltham Chase - SO32 2NA

In Excess of £695,000

WHITE & GUARD



# The Warren Winchester Road

## Waltham Chase, Southampton

Set with mature gardens extending to around a quarter of an acre this deceptively spacious, well presented family home comes with four double bedrooms. Internally accommodation comprises of a 25ft sitting room, enjoying views over the garden, a large kitchen/dining room, utility and cloakroom. The master bedroom is then ensuite with a modern family bathroom. Due to both the property's great location, centrally placed within the very heart of the village and everything that it has to offer in terms of space, an early viewing is undoubtedly a must.

### LOCATION

The house also benefits from being located close to Waltham Chase's primary school, its church, pub, village store and recreation ground. The neighbouring villages of Bishop's 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

- WINCHESTER COUNCIL BAND F
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- BEAUTIFUL REAR GARDEN
- ENSUITE TO MASTER BEDROOM
- KITCHEN/DINER
- 25FT LOUNGE
- PLANNING CONSENT ( NOW LAPSED) FOR GROUND FLOOR EXTENSION WORKS
- NO FORWARD CHAIN
- EPC RATING C FREEHOLD







## INSIDE

The property is approached via the driveway leading up to the covered entrance porch and front that leads through to an inner porch area from which a further door then takes you through to the inviting entrance hall. The hallway has wood effect flooring, stairs to the first floor with a door at one end leading through to a modern cloakroom. The sitting room, which is a lovely bright 25ft room, has both a window to the front as well as double glazed sliding doors that lead onto the rear patio. The main focal point of the room is then the attractive Adams style replace with inset gas coal effect re, with the room also benefiting from wall lights. The heart of the house then has to be the large kitchen/dining room which again is a lovely bright room with windows to both the side and rear and enjoying views over the gardens. The kitchen has been fitted with a matching range of wall and base units, has a built in double oven with hob and extractor above, along with further appliance space. The room then has complimentary tiling, spotlights and a door at one that leads through to the utility room which is fitted with a matching range of units, has a sink and plumbing and space for a washing machine in addition to further appliance space.

On the first floor landing there a spacious landing with access to a sizable loft that is mainly boarded. The master bedroom, which is good size, overlooks the front of the property, has fitted wardrobes and is ensuite. The ensuite is fitted with a shower, has a wash hand basin and WC and is fully tiled. Bedrooms two and three, overlook the rear garden, whilst bedroom four overlooks the front of the house, all of which are double rooms. The family bathroom is fitted with a panelled bath with shower over, wash hand basin and low level WC, heated hand rail and the room is also fully tiled.





## OUTSIDE

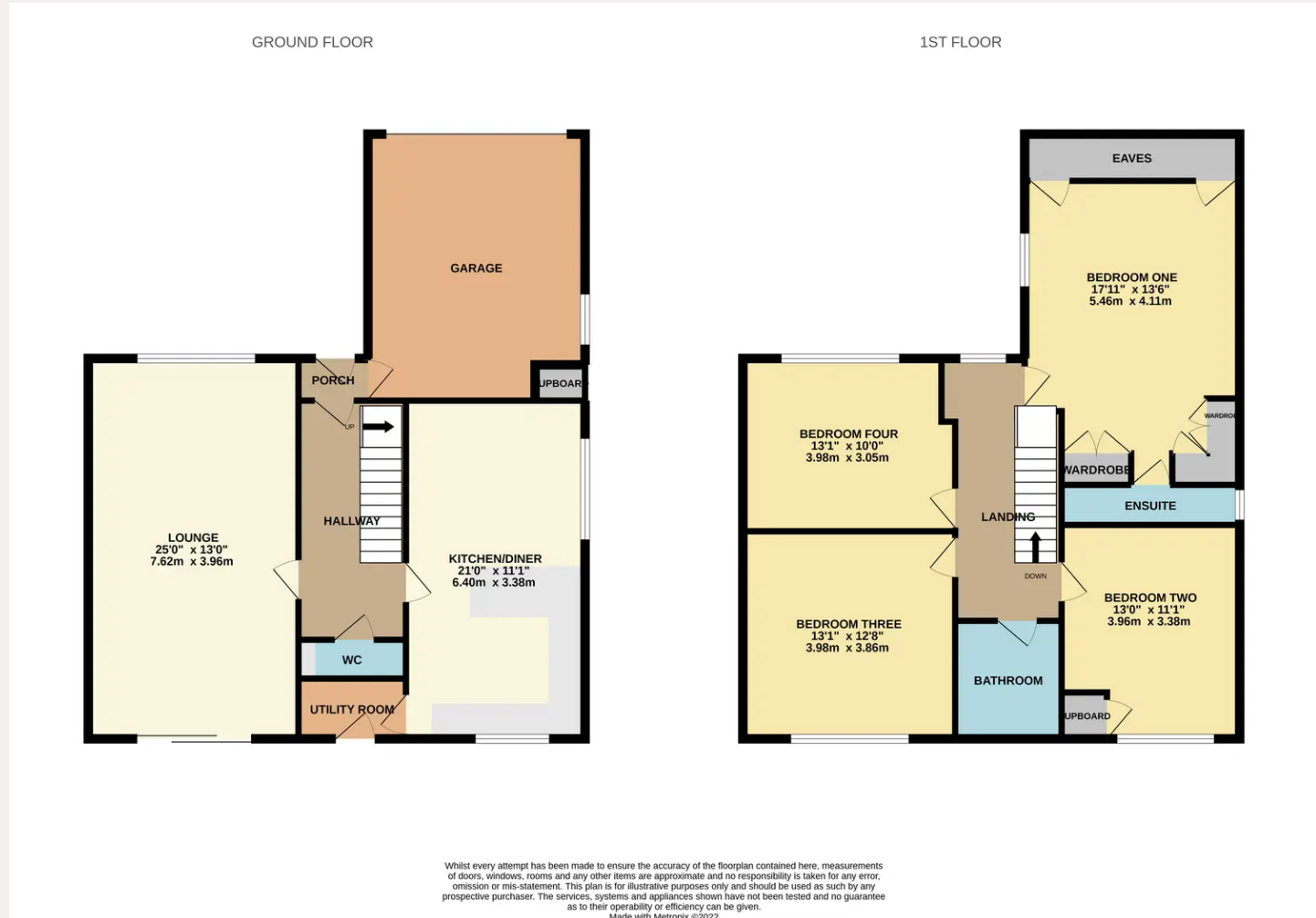
To the front of the house the garden is laid to lawn with well cared for planted borders and high hedging. The driveway then provides parking for several cars leading to a good size garage which has a metal up and over door and full power and lighting. To the side of garage there is also an attached carport providing further parking. To the rear there is a large, shaped patio area with steps that then lead down on to the beautiful, mature garden that is lawned yet well stocked with a variety of mature tree and shrubs. Towards the end of the garden there is also then a further patio/seating area, ideal for those summer evenings and shed providing useful storage to one side.

**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 ; Superfast Fibre Broadband 60-80 Mbps download speed 19 20 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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