



2 Smithy Cottages Bull Lane, Waltham Chase - SO32 2LS

In Excess of £425,000

WHITE & GUARD

2 Smithy Cottages Bull Lane

Waltham Chase, Southampton

Set along this quiet lane within the heart of the village, this attractive and thoughtfully designed three-bedroom detached home is both beautifully presented and comes with no forward chain. As well as a lovely light and airy feel, the house has a well-proportioned sitting room, modern kitchen/dining room and cloakroom on the ground floor. On the first floor there are then three bedrooms, that include two double rooms and family bathroom. Due to the property's great location and the accommodation on offer a healthy amount of interest is certainly expected and therefore an early viewing is certainly a must.

LOCATION

The property benefits from being within walking distance of the village school, shop, post office, church, 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 D
- THREE BEDROOM DETACHED HOME
- NO FORWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN DINING ROOM
- WELL MAINTAINED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- EPC RATING C
- FREEHOLD





INSIDE

Approached via the driveway a double-glazed front door takes you directly into the inviting entrance hall. From the hall there are stairs to the first floor, under stairs storage space and a door through to a modern cloakroom. The sitting room, which is a lovely bright room has a set of double-glazed sliding doors that also enjoy views over the rear garden, whilst the heart of the house then has to be the modern kitchen/breakfast room. The kitchen itself has been fitted with a matching range of wall and base units with cupboards and drawers under, there is then a built in NEFF oven and gas hob with extractor over, dishwasher, washing machine and further appliance space, with the room also having spotlights and complementary tiling, with the room then opening out into the dining area.

On the first floor landing there is access to the loft and a door then leads through to the master bedroom. This room has a window overlooking the front of the house and fitted wardrobe. Bedroom two, which is also a double room, overlooks the rear garden, as does bedroom three, which is used as both a dressing room and study, with all bedrooms also being lovely bright rooms. The family bathroom has been fitted with a panelled bath, there is a separate shower cubicle and matching low level WC and heated towel rail, with the room also being fully tiled and having spotlights.

OUTSIDE

To the front of the house there a paved area with driveway that provides ample parking with hedgerow border. To the rear there is a paved patio, leaving the rest of the garden laid to lawn, with a further shingled area towards the end and shed providing useful storage.



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 57-80 Mbps download speed 17 - 20 Mbps upload. Speed. This is based on information provided by Openreach.

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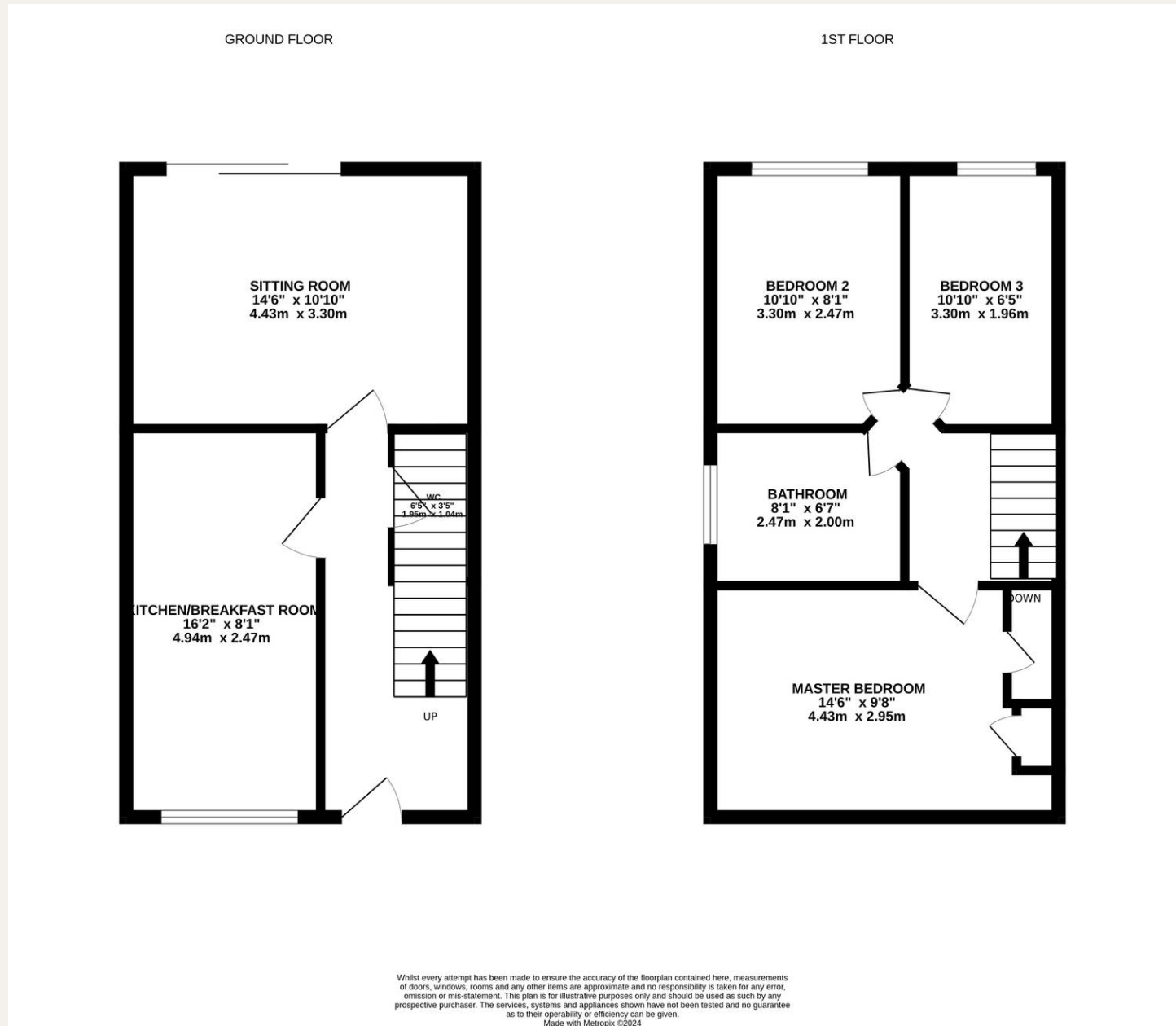
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Disclaimer

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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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