



6 Linden Close, Waltham Chase - SO32 2TZ

In Excess of £500,000

WHITE & GUARD



# 6 Linden Close

## Waltham Chase, Southampton

A spacious five bed detached family home set within a quiet cul-de-sac within the heart of the village. Internally the house has a well-proportioned sitting room, dining room, conservatory, kitchen/breakfast room, cloakroom and 17ft bedroom. On the first floor there are then 4 bedrooms, including a 20ft master bedroom which is ensuite and modern family bathroom. Additional benefits include a driveway and private, enclosed rear garden. Due to both the property's great location and everything that it has to offer in terms of space, an early viewing comes highly recommended.

### 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 E
- EPC RATING D
- FREEHOLD
- FIVE BEDROOM DETACHED HOME
- SET IN A QUIET CUL DE SAC
- SITTING ROOM
- DINING ROOM
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- PRIVATE ENCLOSED REAR GARDEN







## INSIDE

The house is approached via a pathway that leads to a double glazed front door which then takes you through to the entrance hall. From the hall there are stairs to the first floor, under stairs storage and hanging space with a door to the side through to a modern cloakroom. The sitting room, which is a lovely bright, well-proportioned room, has a bay window to the front with an archway at one end that leads through to the dining room from there doors take you into a good size conservatory. This room is a half brick based double glazed room with light Oak effect flooring and French doors to the side that lead out onto the patio area. At the heart of the house there is then a lovely light and airy kitchen/breakfast room with the kitchen having been fitted with a matching range of wall and base units. There is also a built-in electric oven, gas hob with extractor over and various appliance space with a fitted breakfast bar at one end of the room. A double-glazed window overlooks the rear garden and has a door to the side leading out onto the patio. Completing the accommodation on the ground floor there is then a double bedroom which has a window to the front, this room was formerly the garage and could be easily converted back should someone wish.

On the first floor there is access to the loft and airing cupboard with a door then leading through to the master bedroom that overlooks the front of the property and has fitted wardrobes. A door at one end of the room leads through to a modern ensuite with shower, wash hand basin and WC along with complimentary tiling and spotlights. Bedroom two, which is also a double room overlooks the front of the house, whilst bedroom three and four both enjoys views over the rear garden, with bedroom four also being currently used as an office. A modern family bathroom with panel enclosed bath, wash hand basin and low-level WC and heated towel rail then completes the first floor.





OUTSIDE

To the front of the house there is a driveway providing ample parking whilst to the rear there is a decked patio area, leaving the rest of the garden mainly laid to lawn with a shed proving 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.

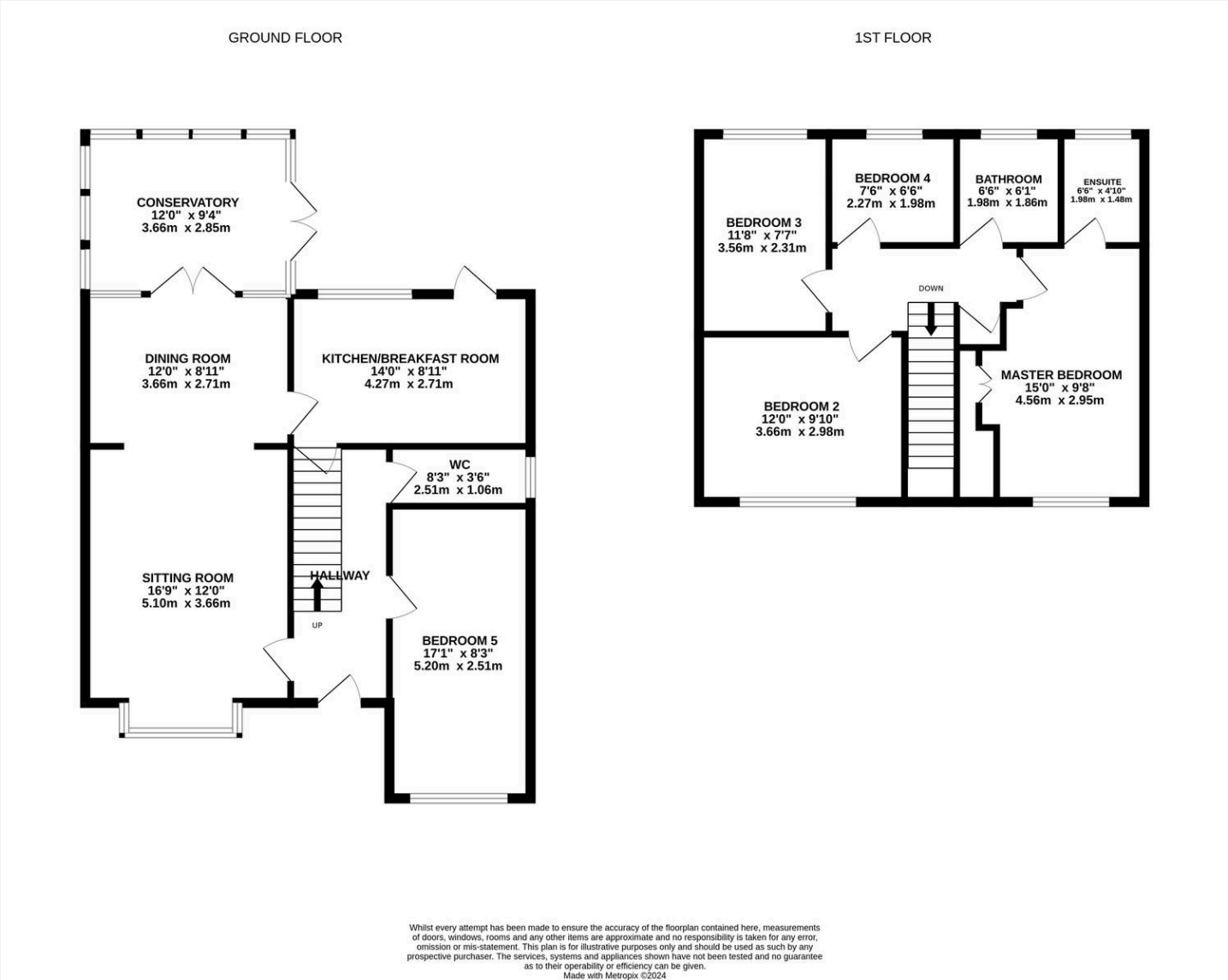
Broadband: GFast Broadband 172-282 Mbps download speed 14- 43 Mbps upload speed. This is based on information provided by Openreach.

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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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