



Foxwood, 47, Brooklynn Close, Waltham Chase - SO32 2RZ

Offers in excess of £700,000

WHITE & GUARD



# Foxwood, 47, Brooklynn Close

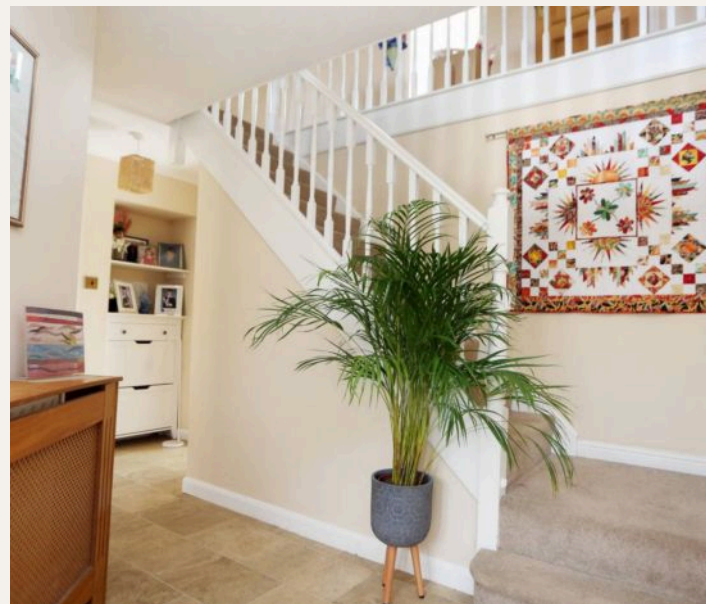
## Waltham Chase, Southampton

A beautiful family home that enjoys unrivalled views across the adjoining countryside. Set within a select development of imposing homes, this 5 bedroom detached property offers both space and versatility, with mature gardens and comes with a double detached garage along with parking for several vehicles. On the ground floor there is sitting room, office, guest bedroom, which is ensuite, conservatory, with the heart of the house then being the beautiful 26ft kitchen/breakfast/family room that has a separate breakfast room and a utility room. On the first floor the house has 4 spacious bedrooms, the master being ensuite and modern family bathroom. To fully appreciate everything that this wonderful family home has to offer, in addition to its great location and no forward chain, an early viewing is certainly 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 G
- EPC RATING C - FREEHOLD
- FIVE BEDROOM DETACHED FAMILY HOME WITH STUNNING COUNTRYSIDE VIEWS
- 26FT KITCHEN/ BREAKFAST / FAMILY ROOM
- ENSUITE TO MASTER BEDROOM
- LARGE MATURE REAR GARDEN
- DOUBLE DETACHED GARAGE
- DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES







The house is approached via the driveway that leads up to a covered entrance porch and double glazed front door that takes you immediately into the inviting entrance hall. From the hall a staircase leads to the first floor, overlooked by a part galleried landing, there is Karndean flooring, fitted cupboards to one wall and a door then leads through to the sitting room. A lovely bright room with the main focal point being the Adam style stone fireplace with wood/log burner. The room also has a set of sliding doors that lead out onto the rear patio area. The office, that was previously a dining room and is good size room, has a window to the front and is currently used as a hobby/craft room. There is then a room used as a guest bedroom that also overlooks the front of the house and has a modern ensuite shower room. The kitchen/breakfast/family room is again a lovely bright room with a window overlooking the rear garden and doors to both the side and through to the conservatory. The kitchen itself is fitted with a stylish matching range of wall and base units, all centred around a large central island with Corian worktops and that include a breakfast bar at one end. There are a range of appliances including an induction hob, electric cooker, dishwasher, double-sided fridge and freezer with an opening to one side of the room leading through to a breakfast room that has a window to the front. The house also has a spacious utility that has a window both to the front with a range of modern fitted units and various appliance space. At one end of the kitchen there is an area that could easily take a good size table, however, currently has a sofa as is used as a reading area, to which doors to the side lead into the conservatory which is a good size and enjoys panoramic views over the garden.



On the first floor there is a spacious landing which the current vendors also use as a study area with a window to the front. The master bedroom overlooks the garden and fields beyond, has two double fitted wardrobes and dressing table with a door at one end leading through to the good size ensuite. This room has a bath, separate shower cubicle, wash hand basin and low-level WC and is fully tiled. Bedroom two is also a good size double room that overlooks the front of the house, whilst bedroom three overlooks the rear garden and is a large double due to it ordinarily being two rooms. Bedroom four overlooks the front of the house. The family bathroom has been updated and has a modern suite with panelled bath, wash hand basin set into a vanity unit with cupboards below and low level WC, there is also a separate shower cubicle and the room is fully tiled.



## OUTSIDE

The front garden is planted with a range of flower, hedging and shrubs with a good size brick block paved driveway providing parking for several vehicles. There is a double detached garage that has two up and over doors, power and light, as well as eaves storage space. To the rear there is a larger than average garden that has been selectively planted with a wide variety of mature flower, trees and shrubs, along with a pebbled water feature to one side and both paved and decked patio areas, that make the most of the morning and afternoon sun, with the garden both siding and backing onto fields.

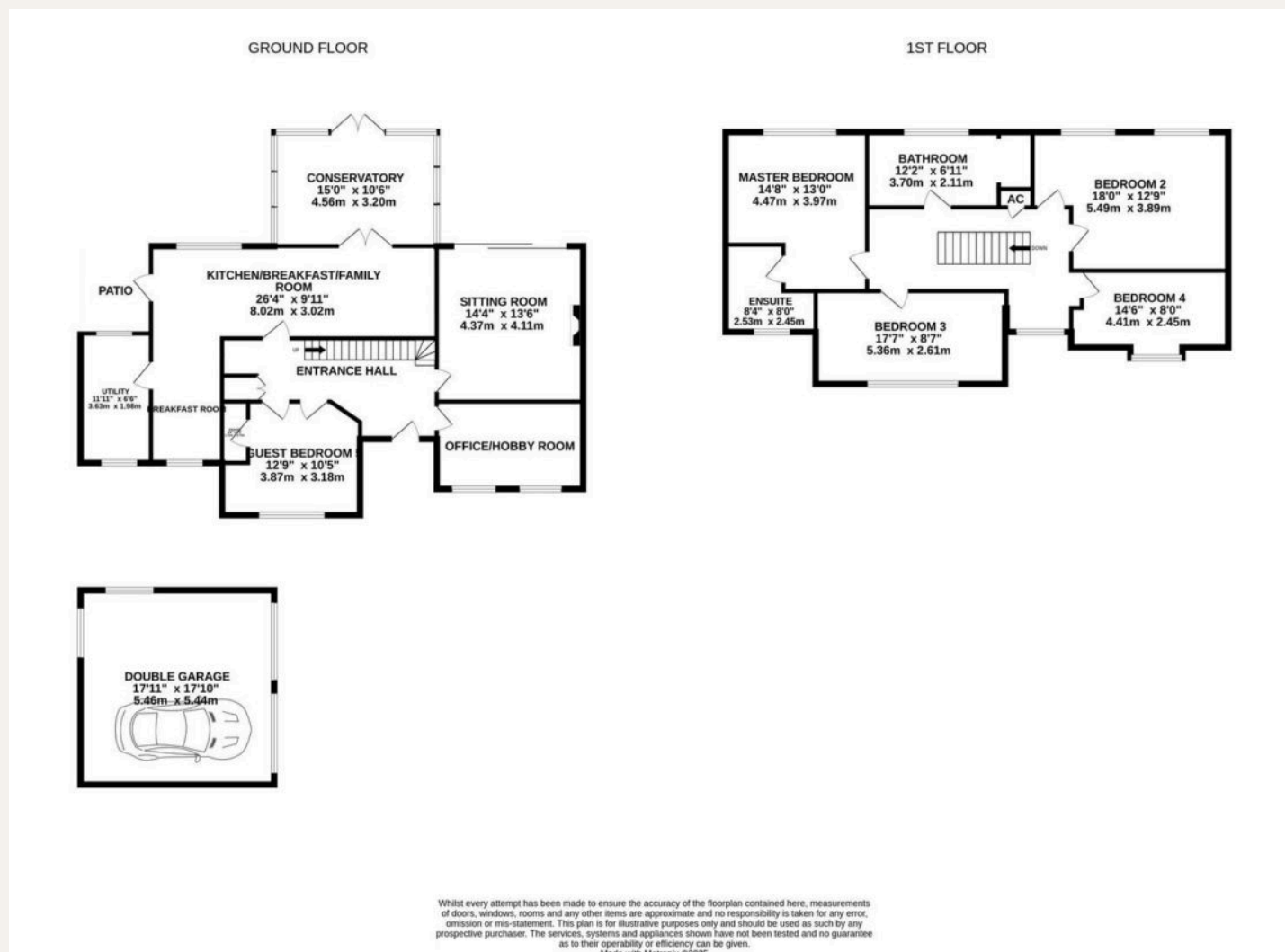
## SERVICES:

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

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download 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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