



10 Bull Lane, Waltham Chase - SO32 2LS  
£580,000

WHITE & GUARD



# 10 Bull Lane

## Waltham Chase, Southampton

Set along a quiet lane within the heart of the village this deceptively spacious detached family home comes with four bedrooms, a 16ft sitting room, dining room, 18ft conservatory, cloakroom and kitchen/breakfast room. In addition, the property has a good size frontage with brick block paved driveway providing parking for several cars and an attractive garden to the rear. As well as a lovely and airy feel throughout the house also has the advantage of being offered with no forward chain and therefore to fully appreciate everything the house has to offer as well as it's great location, 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 E
- EPC RATING D
- FREEHOLD
- NO FORWARD CHAIN
- FOUR BEDROOM DETACHED HOME
- 16FT SITTING ROOM
- KITCHEN BREAKFAST ROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING







## INSIDE

The house is approached via the driveway leading up a covered entrance porch and double glazed front door that takes you through to the entrance hall. From the hall there are stairs leading to the first floor, an understairs cupboard, a feature glass window to one side through to the sitting room and a door leading through to the downstairs cloakroom.

The sitting room has a bay window to the front and is a lovely bright room with Oak flooring, the main focal point of the room then being the attractive fireplace with inset gas coal effect fire. An opening at one end of the room then leads through to the dining room which is a well proportioned room with sliding doors through to the conservatory. The kitchen/breakfast room has both a window overlooking the garden and a door that leads through to the conservatory. The kitchen itself has been fitted with a matching range of wall and base units with a pantry to one side of the room. There is then a double range style cooker, dishwasher, washing machine and further appliance space, with the room also having a fitted breakfast bar to one side, complementary tiling and spotlights.

On the first-floor landing there is an airing cupboard and access to a good size loft space. The master bedroom, which is a lovely bright room has two fitted double wardrobes and overlooks the front of the house, as does bedroom two. Bedrooms three and four, also double rooms, enjoys views over the rear garden and again have fitted double wardrobes. The family bathroom has been fitted with a shower cubicle, wash hand basin set into a vanity unit with cupboards below and low-level WC, with the room also having been tiled and has spotlights and a heated towel rail.





## OUTSIDE

To the front of the house the garden is part lawned with selectively planted borders with brick paved driveway that provides ample parking for several cars. The garage has a remote-controlled roller door and is just under 18ft in length with both power and light, with the space also having the potential of been changed into another room, subject to the relevant consent. The rear garden has been thoughtfully designed and is relatively low maintenance and includes a lawned area and wrap-around patio.

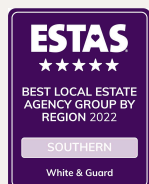
## SERVICES:

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

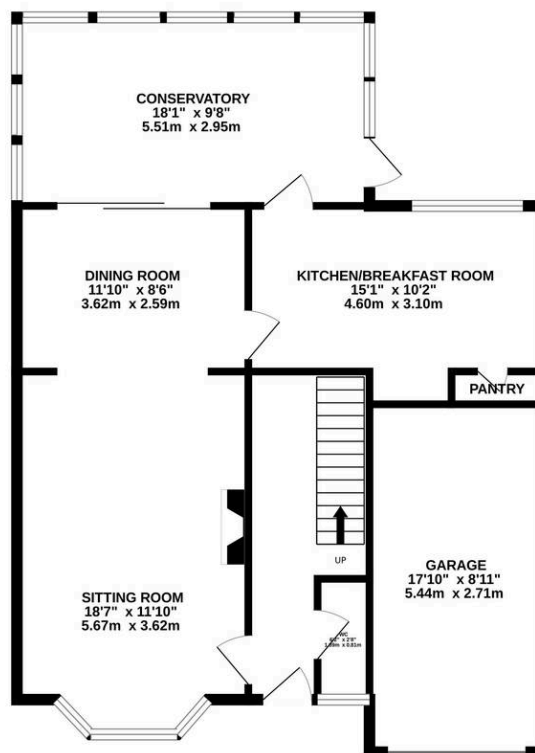
Boardband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

### Disclaimer

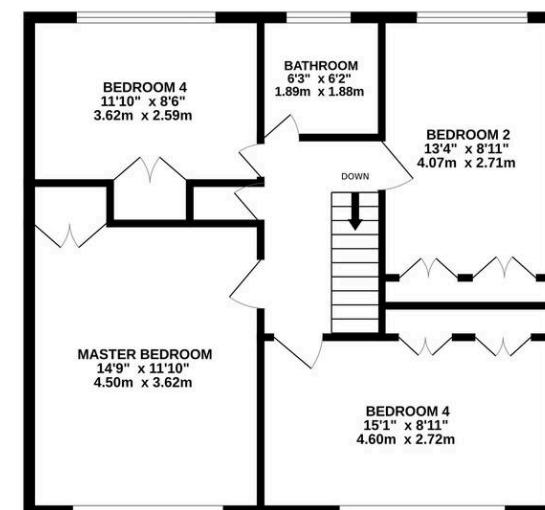
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GROUND FLOOR



1ST FLOOR



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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T: 01489 893946

Brook House, Brook Street, Bishops Waltham,  
Southampton, Hampshire, SO32 1AX

E: [bishopswaltham@whiteandguard.com](mailto:bishopswaltham@whiteandguard.com)

W: [whiteandguard.com](http://whiteandguard.com)