



38 Clayhill Close
Waltham Chase
Southampton
SO32 2TU



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oieo £425,000

INTRODUCTION

This beautifully presented and despicably spacious four bedroom semi detached family home has been extended by the current owners and provides spacious accommodation throughout. The property is immaculately presented, the accommodation briefly comprising of an entrance hall, cloakroom, lounge, study and a feature 24ft kitchen/family room. On the first floor there are four bedrooms, master bedroom with ensuite and family bathroom.

Additional benefits include off road parking for a number of cars and an enclosed rear garden. The garage has been converted and now provides a studio room and storage. The property also benefits from being within walking distance of the village shop and school as well as conveniently close to the centre of Bishops Waltham with its array of shops and amenities.



LOCATION

The house also benefits from being only a short walk away from Waltham Chase's popular 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.

INSIDE

The property is approached via a pathway leading to the front door which opens into the entrance hall. The spacious entrance hall has stairs leading to the first floor and provides access to the well-proportioned lounge, study and kitchen along with the cloakroom. The lounge is a light and airy room with a bay window to the front aspect and a feature fireplace with an inset electric fire. The study can be found to the front of the property and has a window to the front aspect. The cloakroom is fitted with a low level wc and wash hand basin. The feature 24ft kitchen/family room can be found to the rear of the property and has both windows and bi fold doors opening to the rear garden. This room forms part of the extension and has an open plan feel with a skylight window and an open aspect into the lounge. The kitchen itself is beautifully appointed with a range of units, stone worktops, feature lighting, large centre island with breakfast bar, integrated appliances, sink unit, space for a range style cooker, extractor over as well as space for american style fridge/freezer.



On the first floor the landing there is an airing cupboard and access to all four bedrooms along with the family bathroom. The master bedroom can be found to the rear of the property and has windows overlooking the garden and has ensuite facilities. The ensuite has been beautifully fitted with complementary tiling, walk-in shower, low lever wc and a vanity sink unit. Bedroom two has a window to the front of the property and fitted wardrobes. Bedroom three can also be found to the front of the property whilst bedroom four has a window overlooking the rear garden. The family bathroom has been refitted with complementary tiling, low level wc, vanity sink unit and panel bath with shower over.

OUTSIDE

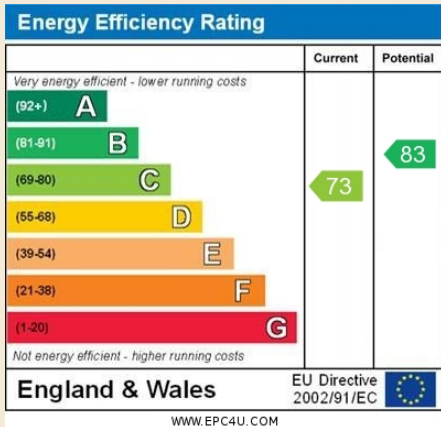
To the front of the property the garden is lawned and planted with flower and shrub borders. The driveway provides off road parking for a number of cars. There is pedestrian access to the garden via a side gate. The garage has been converted and now provides a studio room and storage.

SERVICES

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

COUNCIL TAX

Winchester City Council - Band D



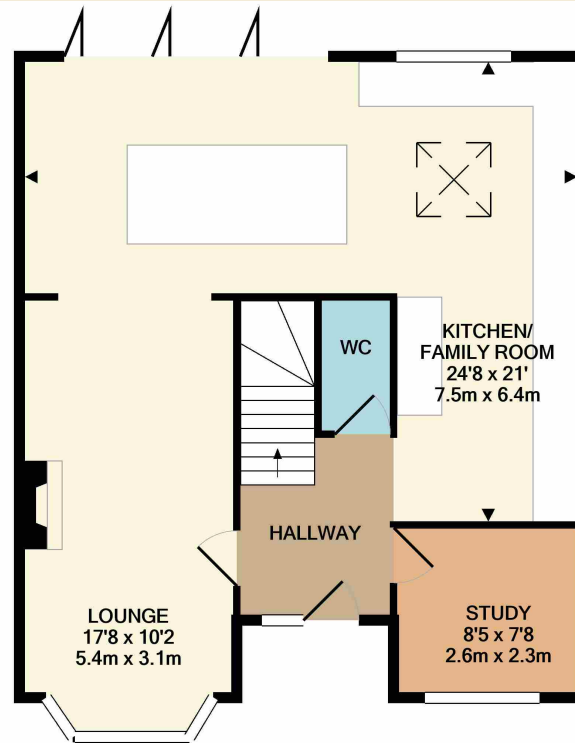
T:01489 893946

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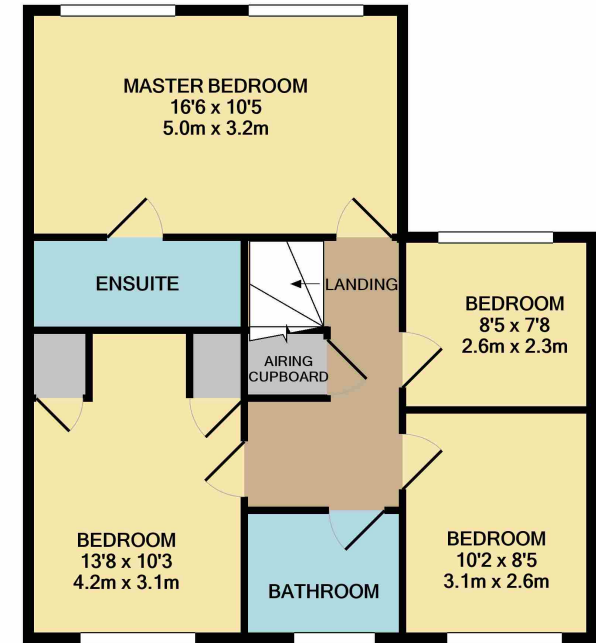
E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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