



1 Smithy Cottage
Bull Lane
Waltham Chase
Southampton
SO32 2LS



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oieo £375,000

INTRODUCTION

Set along a quiet lane, this deceptively spacious and thoughtfully extended detached family home offers exceptionally good sized accommodation throughout.

Additional benefits include off-road parking for several cars and an attractive garden in addition to a 24ft workshop.

Accommodation on the ground floor briefly comprises a 14ft sitting room and a modern kitchen diner. Whilst on the first floor, there are two good sized bedrooms with a beautifully appointed en-suite and family bathroom. A staircase leads to the second floor to an additional 13ft second bedroom. The property has also been fitted and wired for surround sound, a security entry system and externally controlled lighting.



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 house is approached via a driveway leading to a double glazed front door which then leads through to a well-proportioned entrance hall, stairs leading to the first floor, hanging space for cloaks to one wall, under stairs cupboard and modern downstairs cloakroom. A further door to the end of the hallway leads through to a well-proportioned sitting room, which has a double glazed window and a set of doors leading out onto the attractive decked patio area. This room also benefits from a wall mounted TV point and bracket as well as wiring for surround sound. The kitchen/diner has a double glazed window to the front and is fitted with a beautiful matching range of high gloss wall and base units with cupboards and drawers under, complementary tiling and Amtico oak effect flooring. There is also a one and a half bowl sink unit, built-in electric oven and gas hob with extractor over, fitted dishwasher,



plumbing space for automatic washing machine as well as TV point and spotlights.

On the first floor landing there is a double glazed window to the front, stairs leading to the second floor, a door to one end of the landing then leading through to the master bedroom, which has air conditioning and a double glazed window overlooking the garden, fitted double wardrobe and a door leading through to a beautifully appointed ensuite shower room. The ensuite has a double glazed window overlooking the rear garden and is fitted with a modern suite comprising a fitted shower cubicle, wash hand basin and WC as well as benefiting from a fitted heated towel rail, spotlights and complementary tiling. Bedroom three, which is currently used as the home office by the owners, has a double glazed window to the front and spotlights. The family bathroom is again beautifully appointed and has been fitted with a modern suite comprising a panel enclosed

Spa/Jacuzzi bath with separate shower cubicle, matching pedestal wash hand basin and WC. On the second floor landing a door leads through to a 13ft second guest bedroom which again has air conditioning and two Velux windows overlooking the rear which makes this an exceptionally bright room.

OUTSIDE

To the front of the property, there is a driveway providing ample off road parking which continues along the side of the house where there is an electric gate accessing the garden. To the rear of the property there is an attractive raised decked patio area leaving the rest of the garden mainly laid to lawn. A pathway leads to the end of the garden where there is a 12ft metal storage shed and 24ft workshop which both have power and light.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

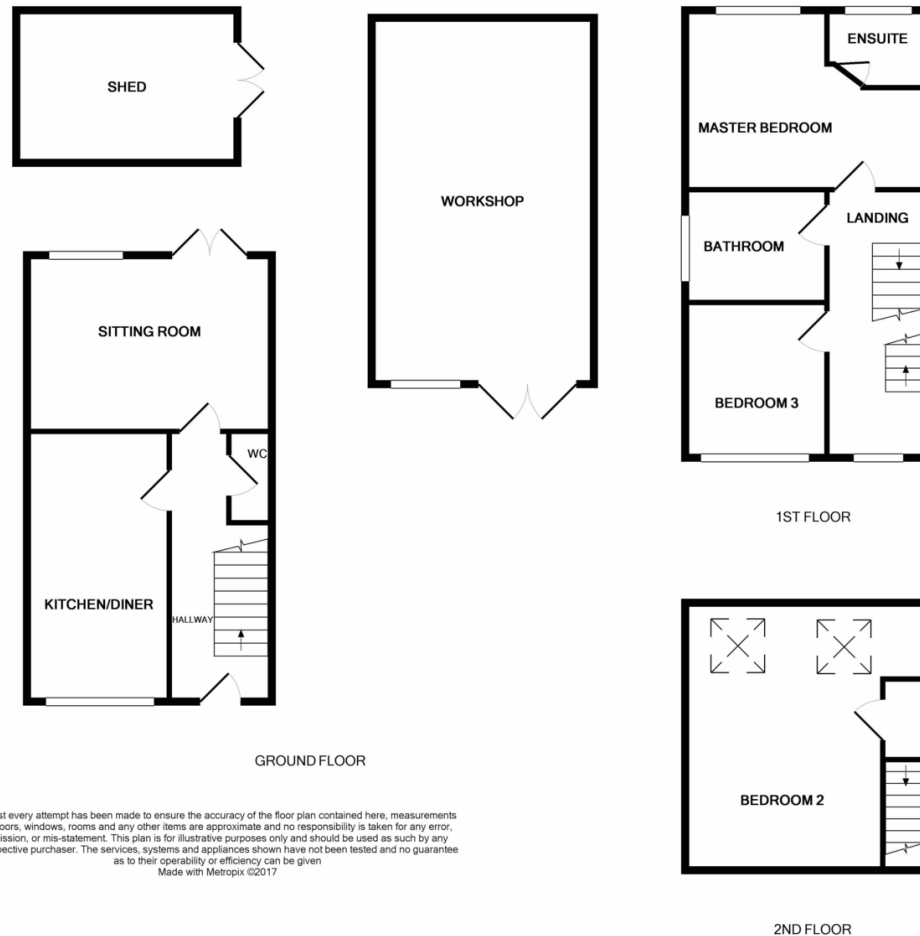
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SITTING ROOM

14' 6" x 10' 6" (4.42m x 3.2m)

KITCHEN/DINER

16' 7" x 8' 1" (5.05m x 2.46m)

BEDROOM ONE

12' 6" x 10' 7" (3.81m x 3.23m)

BEDROOM TWO

13' 6" x 11' 5" (4.11m x 3.48m)

BEDROOM THREE

9' 5" x 8' 2" (2.87m x 2.49m)

FAMILY BATHROOM

8' 1" x 6' 6" (2.46m x 1.98m)

WORKSHOP

24' 1" x 9' 3" (7.34m x 2.82m)



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