



1 Hawthorn Grove, Waltham Chase - SO32 2GX

In Excess of £600,000

WHITE & GUARD

1 Hawthorn Grove

Waltham Chase, Southampton

INTRODUCTION

Standing proud within a desirable residential setting, this impressive detached executive home offers generous, well-balanced accommodation perfectly suited to modern family living. Designed with both practicality and lifestyle in mind, the property combines spacious living areas with a high specification finish throughout. Ideal for established families seeking room to grow, work from home, and entertain with ease, this is a home that effortlessly delivers comfort, style, and flexibility in equal measure.

LOCATION

Waltham Chase is a highly regarded village offering a wonderful sense of community alongside excellent everyday amenities. Surrounded by beautiful Hampshire countryside yet conveniently positioned for access to neighbouring villages such as Swanmore, Wickham, and Botley, the location offers the best of both rural charm and connectivity. Excellent local schooling, scenic walking routes, village shops, and welcoming pubs are all close at hand, while nearby road links provide easy access to Southampton, Portsmouth, and the South Coast.

- WINCHESTER COUNCIL BAND F
- FREEHOLD
- EPC RATING B
- FOUR BEDROOM DETACHED EXECUTIVE HOME
- OPEN PLAN KITCHEN DINING ROOM
- LOUNGE
- TWO ENSUITES AND FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- DETACHED GARAGE
- DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES





INSIDE

The welcoming entrance hall thoughtfully divides the home, creating a natural flow between work, relaxation, and family life. To the left, a dedicated study provides an ideal work-from-home environment, complemented by a generous lounge offering a comfortable retreat. To the right, the heart of the home unfolds into an impressive open-plan kitchen, dining, and living space, a versatile hub designed for modern living. This bright, sociable area can be easily configured to suit your family's needs, whether for everyday living, entertaining guests, or enjoying time together. A convenient downstairs cloakroom and separate utility room add further practicality.

Upstairs, four exceptionally spacious bedrooms provide ample accommodation for family and guests alike. Two bedrooms benefit from their own en-suite shower rooms, while the principal bedroom enjoys the luxury of a walk-in wardrobe, creating a true private sanctuary.

OUTSIDE

The rear garden has been designed for low-maintenance enjoyment, featuring an artificial lawn and a raised seating area that offers an inviting space for outdoor dining and relaxation. Private and easy to care for, it's ideal for busy families who want to enjoy their outdoor space without the upkeep. A detached garage and driveway provide parking for multiple vehicles, completing this superb family home that blends lifestyle, convenience, and executive appeal.



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: Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge of £187 payable every 6 months

T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX
E: bishopswaltham@whiteandguard.com
W: whiteandguard.com

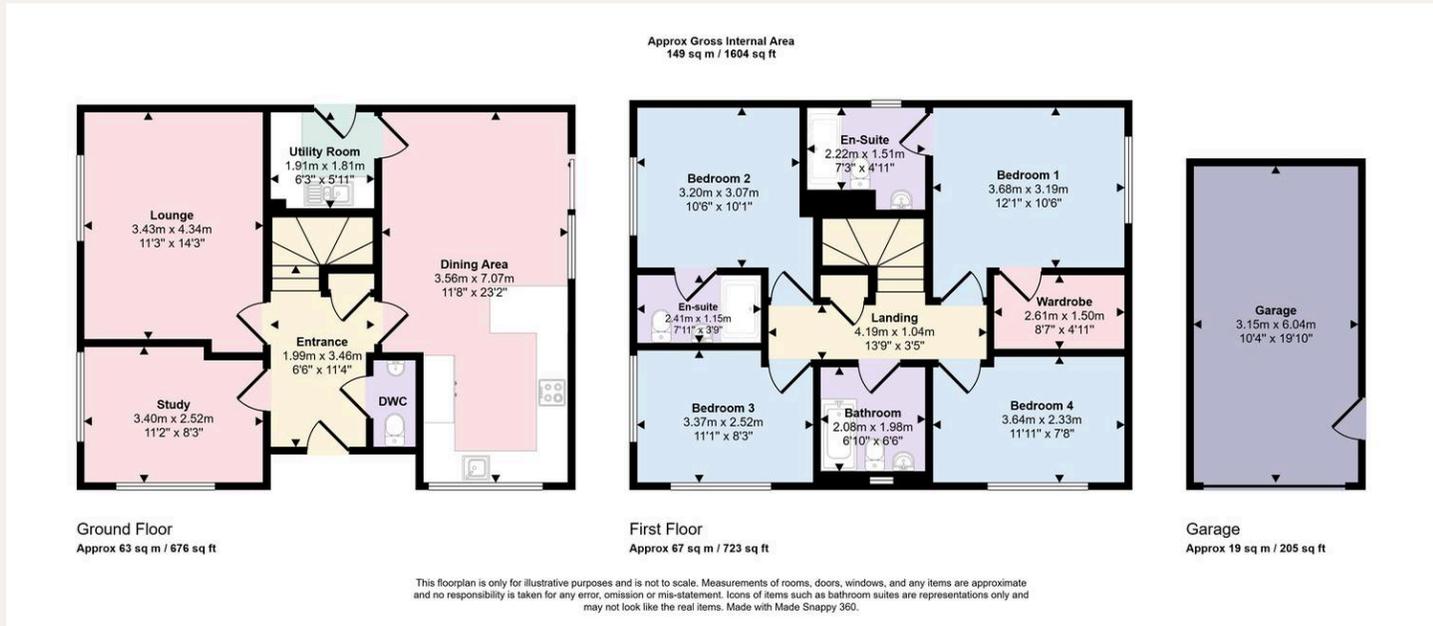
ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or 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.



rightmove **OnTheMarket** **Zoopla**

