

1 HOPE COTTAGES

Winchester Road, Waltham Chase, SO32 2LL

Asking Price £325,000



WELLER
PATRICK



PROPERTY FEATURES

A three bedroom, semi-detached older house offering good size accommodation requiring some improvement

Entrance Hall ● Lounge ● Dining Room ● Conservatory ● Kitchen ● Three Bedrooms ● Shower Room

Gas Fired Central Heating ● Side & Rear Garden areas with Parking ● No Forward Chain



DESCRIPTION

This three bedroom character semi detached detached house is situated just outside Bishops Waltham in the village of Waltham Chase. The property would for some be within walking distance of Bishops Waltham.

The property has been in the same family ownership for over 60 years. The accommodation offered is genuinely of a good size and deceptively spacious so viewing is recommended.

The property will benefit from improvement however does offer good sized rooms including two double bedrooms, one single and a shower room on the first floor.

The ground floor includes a lounge, dining room, conservatory, kitchen and hallway. There is also gas fired heating with double glazed windows apart from the conservatory.

The garden is to the rear and side with vehicular access and parking. There are two redundant buildings which if removed would noticeably increase the garden size.

The traditional country town of Bishops Waltham is close-by, extremely popular and desirable with a thriving community. The most attractive high street offers a range of shops, coffee shops and services.

Schooling options are also available locally for most ages and the major south coast centres of Southampton, Winchester and Portsmouth are all within reasonable driving distance as are main line rail services from Winchester, Botley, Eastleigh or Petersfield.

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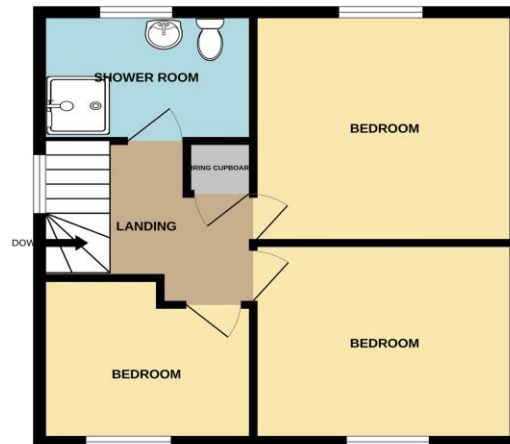
DIRECTIONS

From Bishops Waltham High Street, proceed to the mini roundabout with the Crown Inn on your right. Proceed to your left onto Coppice Hill. continue along the B2177. 1 Hope cottages will be found on your left a short distance after the turning for Paradise Lane.

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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LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band C

Services mains electricity, gas, water and drainage.

VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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