

12 Beaucroft Road, Waltham Chase - SO32 2LZ

£385,000

WHITE & GUARD

12 Beaucroft Road

Waltham Chase

A charming three-bedroom home with a wonderful sense of community, a generous garden and a lifestyle that strikes a lovely balance between countryside tranquillity and everyday convenience. Beautifully suited to family life, the property offers two reception rooms, a welcoming log burner and a bright, spacious kitchen overlooking the garden, alongside the considerable advantage of an extended first floor providing excellent bedroom accommodation. Whether enjoying relaxed evenings at home, entertaining friends or watching the seasons change in the garden, this is a home that has been thoroughly enjoyed and thoughtfully adapted by its current owners. With a garage, EV charging and excellent storage, it combines character, practicality and warmth in equal measure.

LOCATION

Beaucroft Road offers a peaceful, family-friendly setting with a genuine sense of community. Surrounded by nurseries, schools, a community hall and a park, the area has become a popular choice for young families, with friendly neighbours and an active local WhatsApp group adding to its welcoming atmosphere. The surrounding countryside provides wonderful opportunities for walking, with the Forest of Bere just a short drive away. Several popular pubs are nearby, including The Black Dog, Samuel's Rest and The Wheatsheaf Inn, while Bishop's Waltham offers an excellent choice of independent cafés, shops and everyday amenities.

- CHARMING THREE-BEDROOM HOME
- TWO RECEPTION ROOMS
- EXTENDED FIRST FLOOR
- GENEROUS GARDEN
- GARAGE AND EV CHARGING POINT
- SPACIOUS MODERN KITCHEN
- EPC RATING C
- FREEHOLD
- WINCHESTER COUNCIL BAND C













INSIDE

The accommodation has been arranged to provide a comfortable and versatile environment for modern family life. Downstairs, two separate reception rooms allow space for both relaxed evenings and more sociable occasions, with the family room particularly inviting thanks to its log burner. During the colder months, this creates a wonderfully cosy focal point, adding warmth and atmosphere to the heart of the home. The kitchen is bright and spacious, with a pleasant outlook over the rear garden. Recently redecorated alongside the other ground-floor rooms, it provides an attractive setting for everyday cooking and family life, with the garden view bringing an additional sense of light and connection to the outdoors.

Upstairs, three bedrooms are served by a family bathroom, with the extended first-floor accommodation providing a notable advantage over many comparable homes in the road. The principal bedroom and third bedroom benefit from built-in wardrobe space, while the third bedroom offers flexibility for children, guests or a home office. Storage has been carefully considered throughout, with useful space beneath the stairs, built-in bedroom wardrobes, a garage and a partially boarded loft. The loft is accessed via a pull-down ladder and benefits from insulation, lighting and electricity, making it particularly useful for storing seasonal belongings and household essentials.

Further practical benefits include strong water pressure, mains gas and electricity, and replacement double-glazed windows to most of the property, installed in around 2019. For those working from home, the current owners have also invested in a professionally installed Starlink satellite broadband system, offering a significant improvement on the area's standard wired connection speeds. The existing equipment may be available to the incoming owners by agreement, subject to their own subscription.

OUTSIDE

The generous rear garden is a real highlight, offering an inviting combination of patio, raised seating and open garden space. Perfect for summer barbecues, outdoor dining or simply relaxing in the sunshine, it provides plenty of room for children, gardening and entertaining. Recent clearance has opened up the space, while an established apple tree and former vegetable patches add further charm. There is also excellent potential to create a garden office or studio, subject to any necessary permissions. A garage sits within the garden, complemented by a shared driveway, an electric vehicle charging point which will remain, and space to park a car in front of the garage. Additional on-road parking is available nearby.

Together, the garden and parking facilities offer a practical yet appealing extension of the home's living space.

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 : 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.

T: 01489 893946
Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX
E: bishopswaltham@whiteandguard.com
W: whiteandguard.com

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 £40 + VAT for these checks 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 £40 + VAT for these checks 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.

