



Talugra House Winchester Road, Waltham Chase - SO32 2LW  
In Excess of £495,000

WHITE & GUARD

# Talugra House Winchester Road

## Waltham Chase, Southampton

Built in 2001 but portraying the look of a charming character property, this detached family residence is set within Waltham Chase. Having been extended and upgraded, the lovely property provides a requested kitchen dining living arrangement across the rear of the house alongside a well proportioned living room with log burning fire. Further accommodation on the ground floor includes a fourth bedroom with adjoining wet room and its own access offering ideal annexe type lodging. Across the first floor are three good size bedrooms a well-appointed bathroom suite, while to the outside the property sits on enclosed and generous size plot with a large front garden, paved rear garden with electric double gates giving access to a timber framed garage.

### LOCATION

The house also benefits from being located close to Waltham Chase's 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.

- WINCHESTER COUNCIL BAND D
- EPC ORDERED
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- IMPRESSIVE OPEN PLAN KITCHEN DINING AND LIVING AREA
- GARDEN ROOM
- FAMILY BATHROOM AND WET ROOM
- GARDENS TO THE FRONT AND REAR
- GARAGE AND WORKSHOP
- ELECTRIC DOUBLE GATES TO DRIVEWAY





## INSIDE

Access to the front of the property is gained from Winchester Road, a wooden picket gate opens to a block paved garden path which leads to the front door and intersects a lawned front garden and is enclosed by established hedgerows, providing an excellent degree of privacy. The double glazed front door opens into a well presented entrance hall which is laid to Karndean flooring and has a flight of stairs leading to the first floor. The living room, set at the front of the house has a feature bay window which benefits from triple glazed windows and fitted shutter blinds, the focal point to the room is a feature fireplace with inset log burning fire. Conveniently located off the hall is a cloakroom WC with water softener unit, while the hallway extends into an expansive kitchen / dining living space. The kitchen itself comprises a matching range of modern wall and base level work units with complimentary work surfaces over which incorporate an inset ceramic sink, gas hob and electric oven. Further integrated appliances include a fridge, freezer, dishwasher and washing machine. The space extends to the dining / family area and double doors lead into the garden room with vaulted roof and two sky lights, the triple aspect room has fitted shutter blinds throughout and acts as a great addition to the living space. The extended accommodation, built between 2004-2005 provides a fourth bedroom measuring 15ft7 and benefits from an adjoining wet room. Benefitting from its own private access from the rear garden this space is perfectly set to provide annexe type living for parents or teenage children.



The first floor landing provides access to all rooms, the main bedroom is an excellent size double room with a range of fitted wardrobes, allows space for further freestanding bedroom furniture and has a triple glazed bay window with fitted shutters. Bedroom two also a good size double room is adjacent to bedroom three. Completing the first-floor space is a well maintained bathroom suite which consists of a panel enclosed bath with shower attachment over, WC, pedestal wash hand basin and WC.

## OUTSIDE

The rear garden is laid to block paving and a garden gate to one side provides pedestrian access to the front garden. Within the rear garden is a timber framed garage and workshop both with power and lighting. Remotely operated electric double gates open to provide vehicular access and off road parking, access is gained from Bull Lane.

## 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.

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## 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 of 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.

Approx Gross Internal Area  
155 sq m / 1665 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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