



21 Sandy Hill Close, Waltham Chase - SO32 2GU
OIEO £300,000

WHITE & GUARD

21 Sandy Hill Close

Waltham Chase, Southampton

INTRODUCTION

Nestled within a peaceful cul-de-sac in the highly desirable village of Waltham Chase, this beautifully presented two-bedroom mid-terrace home offers stylish modern living with the added benefits of two allocated parking spaces and a private, landscaped rear garden. Immaculately maintained throughout, the property combines contemporary interiors with practical living spaces, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike. Early viewing is highly recommended to fully appreciate the quality of accommodation and enviable village setting on offer.

LOCATION

Perfectly positioned within easy walking distance of the village school, local convenience store, post office, church and recreation ground, the property enjoys the charm and convenience of village life. The neighbouring market towns of Bishop's Waltham and Wickham are just a short drive away, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. Botley railway station provides direct mainline services, while the Cathedral City of Winchester, Southampton Airport and the M27 motorway network are all easily accessible, making this an excellent location for commuters whilst retaining a peaceful countryside feel.

- TWO BEDROOM TERRACE HOME
- QUIET CUL-DE-SAC IN WALTHAM CHASE
- MODERN, WELL-PRESENTED INTERIOR
- TWO ALLOCATED PARKING SPACES
- PRIVATE LANDSCAPED REAR GARDEN
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS
- EARLY VIEWING RECOMMENDED





INSIDE

A welcoming entrance hall leads into this thoughtfully designed home, with stairs rising to the first floor, useful understairs storage and a contemporary cloakroom.

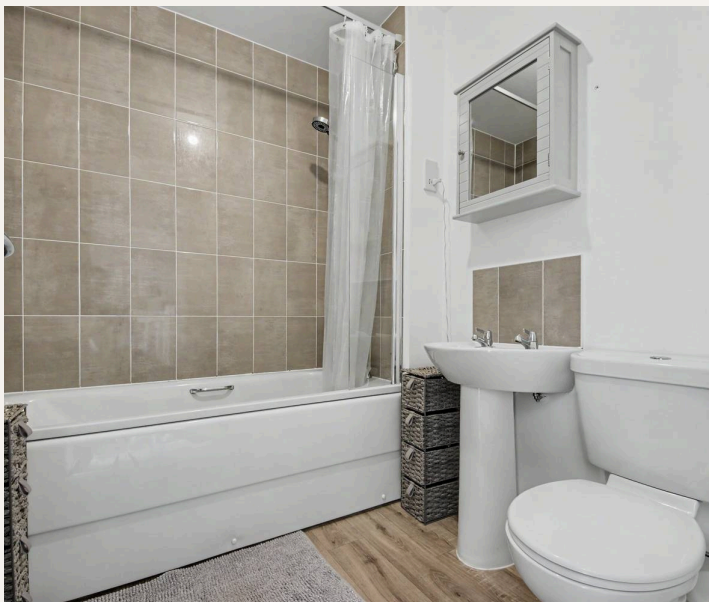
The bespoke kitchen has been beautifully fitted with a range of modern base units complemented by stylish open shelving, creating a practical yet elegant workspace. Integrated appliances include a built-in oven, gas hob with extractor hood above, alongside space for additional appliances.

To the rear of the property, the spacious lounge/dining room is flooded with natural light from a large window and French doors, which seamlessly connect the interior with the landscaped garden beyond. This versatile living space provides the perfect setting for both relaxing and entertaining.

Upstairs, the first-floor landing gives access to two generous double bedrooms and the family bathroom. The principal bedroom enjoys pleasant views over the rear garden, while the second bedroom overlooks the front aspect and benefits from a useful airing cupboard. Completing the accommodation, the well-appointed bathroom features a panel-enclosed bath with shower over, wash hand basin, low-level WC and attractive complementary tiling.

OUTSIDE

To the front, the property enjoys an attractive open-plan lawned garden, enhancing the welcoming kerb appeal. The enclosed rear garden has been thoughtfully landscaped to create a wonderful outdoor retreat, featuring a paved patio ideal for al fresco dining, an area of lawn, a raised vegetable bed and a timber garden shed. A rear gate provides convenient access to the property's two allocated parking spaces, offering both practicality and security.



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; Ultrafast Full Fibre Broadband Up to 1800 Mbps download speed Up to 120 Mbps upload speed. This is based on information provided by Openreach.

Service Charges £29.46 per month

- FREEHOLD
- WINCHESTER COUNCIL BAND C
- EPC RATING B

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.

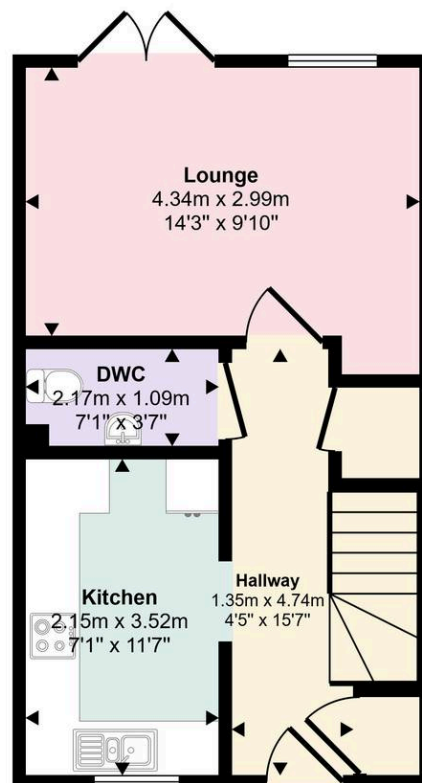
DISCLAIMER

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.

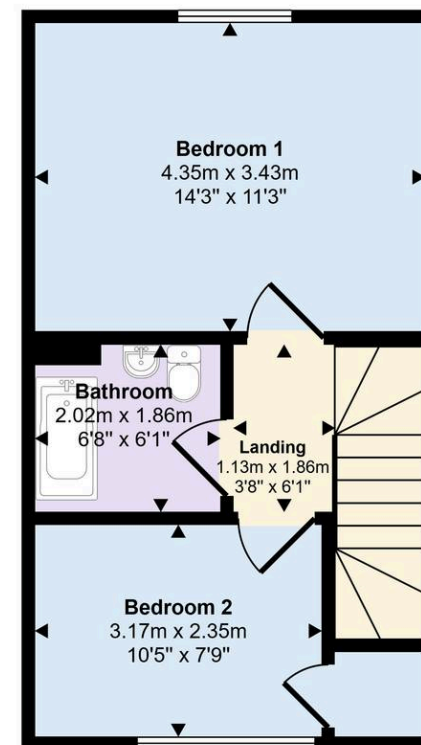
rightmove **OnTheMarket** **Zoopla**



Approx Gross Internal Area
69 sq m / 741 sq ft



Ground Floor
Approx 34 sq m / 371 sq ft



First Floor
Approx 34 sq m / 371 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.

T: 01489 893946

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