



6 Beaucroft Road, Waltham Chase - SO32 2LZ  
In Excess of £325,000

WHITE & GUARD

# 6 Beaucroft Road

Waltham Chase, Southampton

## INTRODUCTION

Welcome to 6 Beaucroft Road, a charming and beautifully presented three-bedroom semi-detached home that perfectly blends space, comfort, and character. Set in a peaceful residential spot in the heart of Waltham Chase, this inviting property offers a wonderful sense of home from the moment you step inside. With its generous living areas, farmhouse-style kitchen, and a delightful garden to enjoy throughout the seasons, this is the perfect property for those seeking a relaxed yet connected village lifestyle.

## LOCATION

Nestled within the sought-after village of Waltham Chase, this home offers the best of both rural charm and modern convenience. A short drive brings you to the historic market town of Bishops Waltham, with its independent shops, cafés, and restaurants, while the cathedral city of Winchester lies just a little further beyond, offering cultural attractions and excellent commuter links. Families will appreciate the highly regarded local schools, while commuters benefit from easy access to Southampton, Portsmouth, and nearby rail and road connections.

- WINCHESTER COUNCIL BAND C
- FREEHOLD
- EPC RATING C
- NO FORWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOME
- MODERN KITCHEN
- LOUNGE/ DINING ROOM
- GOOD SIZE REAR GARDEN
- OFF ROAD PARKING





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## INSIDE

Step through the front door and into a warm and welcoming open plan living and dining area, thoughtfully designed for modern living. The log burner creates a cosy focal point, perfect for chilly evenings, while the spacious layout makes it ideal for entertaining or family gatherings. The farmhouse-style L-shaped kitchen is both stylish and practical, offering plenty of space for those who love to cook or bake, with ample storage and work surfaces that make everyday living a pleasure. Upstairs, you'll find three comfortable bedrooms, each filled with natural light, and a well-appointed family bathroom with modern fittings – a peaceful retreat for the whole household.

## OUTSIDE

The property enjoys a large rear garden, providing an impressive amount of outdoor space rarely found at this price point. Whether you dream of summer barbecues, a play area for the children, or creating your own landscaped haven, the possibilities here are endless. There's ample room for further improvement or extension (subject to planning), allowing the next owners to truly make the space their own. To the front, there's off-road parking and an attractive outlook, completing this picture-perfect village home that effortlessly balances charm, comfort, and potential.

## 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 documentation 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.

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