



49 Provene Gardens, Waltham Chase - SO32 2RW

In Excess of £280,000

WHITE & GUARD

49 Provene Gardens

Waltham Chase, Southampton

INTRODUCTION

49 Provene Gardens, a charming end-of-terrace home that's more than just a property, it's a lifestyle. Set within a peaceful Hampshire village, this home offers space, comfort and an enviable connection to the outdoors. With a wider-than-average plot, two private parking spaces and a thoughtfully extended living area, it's a rare find that balances practical modern living with a sense of countryside tranquility. Whether you're relaxing in the light-filled dining space overlooking the garden or enjoying the leafy backdrop of the oak trees, this home presents the perfect living for a first time buyer couple or working professional.

LOCATION

Waltham Chase is the very definition of village living – welcoming, picturesque and conveniently placed. Just a short stroll brings you to local shops and amenities, while nearby Botley provides direct train services, perfect for commuters. The surrounding area is rich in history, with Winchester and its iconic cathedral within easy reach, along with the heritage of Bishop's Waltham on your doorstep. Weekends can be spent exploring local country walks, browsing farmers' markets, or enjoying cosy pubs and cafés. It's a setting that offers the best of both worlds: the calm of the countryside with superb connections to Southampton, Portsmouth and beyond.

- WINCHESTER COUNCIL BAND C
- EPC RATING D
- FREEHOLD
- TWO BEDROOM END OF TERRACE HOME
- SET ON A CORNER PLOT
- GOOD SIZE LOUNGE
- DINNING AREA
- TWO ALLOCATED PARKING SPACES
- PRIVATE SIZEABLE GARDEN





INSIDE

Step inside and discover a home designed to make daily living a pleasure. The entrance hallway branches to the left into a modern and tidy kitchen. A well designed and layed out space. The generous lounge flows seamlessly into the attractive rear extension; a dining room with a traditional tiled roof that feels both timeless and inviting. Framed by views of the garden and the bordering oak trees, it's an idyllic spot for family meals, entertaining or simply enjoying a quiet coffee. The property's oil-fi red heating is unique on the road, offering an alternative to the standard systems and ensuring comfort throughout the seasons. Upstairs, two well-proportioned bedrooms each benefit from built-in cupboard space, maximizing storage while keeping the rooms bright and versatile. The bathroom services both bedrooms. Its spacious with everything a busy professional couple would need. The Window looking out from the side of the house is a welcomed addition.

OUTSIDE

Provene Gardens already benefits from two allocated parking spaces, with the exciting possibility of creating a private driveway (subject to planning) thanks to its wider-than-average plot. The end-of-terrace position not only provides additional privacy but also ensures a greater sense of space, setting this home apart from others nearby. With its characterful extension, practical layout, and scope for future improvements, this property is a smart investment and a delightful place to call home.

SERVICES:

Oil heating system, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76Mbps download speed. This is based on information provided by Openreach.



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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.

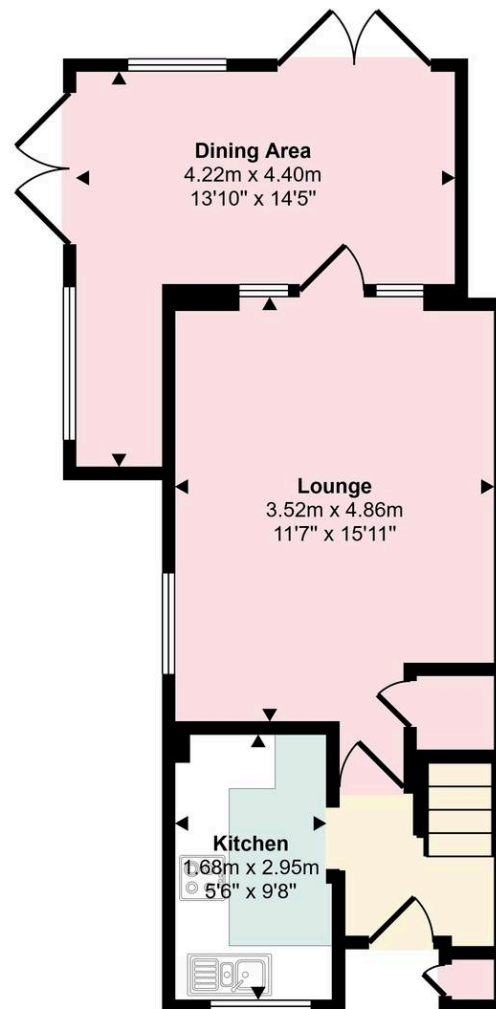
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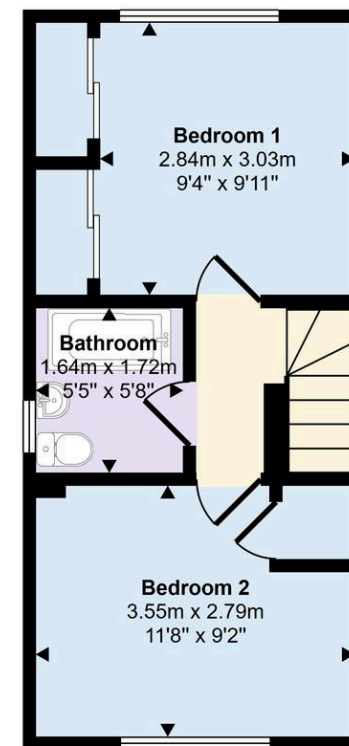
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Approx Gross Internal Area
67 sq m / 726 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft



First Floor
Approx 28 sq m / 302 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.