



# WHITE & GUARD



2 Portland House  
Forest Road  
Waltham Chase  
SO32 2LA



## Forest Road

Offers in Excess of £350,000

### INTRODUCTION

Dating back to circa 1870 this lovely character home has been thoughtfully extended, with wonderful features including an open fire, wood burning stove, modern recently fitted kitchen and bathroom and larger than average mature rear garden with summerhouse.

Accommodation on the ground floor briefly comprises a 21ft sitting/dining room, modern kitchen and cloakroom whilst on the first floor there are three double bedrooms and a recently fitted bathroom.

The property benefits from being within walking distance of the village school, church, pub and playing fields.

### LOCATION

Waltham Chase is ideally located between the medieval market towns of Wickham and Bishops Waltham, both of which offer a broad range of amenities, including two dentists and a doctor's surgery.

It is also well placed to access Botley village with its mainline railway station, Winchester and Southampton Airport are also within a half hour journey, along with all main motorway routes also being within easy reach.





## INSIDE

The property is approached via a pathway leading to the front entrance which opens directly through to the entrance hall, laid to light wood effect flooring, with spotlights and a door to one side leading through to a modern cloakroom which has a window to the rear and is fitted with a wash hand basin and WC.

The well-proportioned sitting/dining area has windows to both the front and side aspect, with the main focal point of the room being the open fireplace with inset wood burning stove and oak mantle. The room is laid to oak flooring which continues through to the dining area where there are French doors opening to a private front courtyard.

The kitchen has a large window to the rear aspect and an external door which opens to the rear patio area and garden. The kitchen itself has been fitted with a matching range of white wall and base units with cupboards and drawers under and oak worktops. There is built-in electric oven, gas hob with extractor over, a one and a half bowl sink unit and further appliance space, as well as spotlights and tiling to key areas.

The first floor landing offers access to the loft space, has a large storage cupboard and doors to all accommodation. The master bedroom is a large, dual aspect room with windows to both the front and side, making this an exceptionally light space. Bedroom two overlooks the rear garden and has fitted wardrobes to one wall, a versatile space that is currently used as a study. Bedroom three, again a double room, has a window to the side aspect and spotlights.

The family bathroom has been recently fitted with a beautiful modern suite comprising an oval freestanding bath with swan neck taps, shower cubicle, wash hand basin and WC. There is also a heated towel rail to one wall, spotlights and floor to ceiling tiling.



## OUTSIDE

To the front of the property the garden is open plan whilst to the side of the house there is a private courtyard with a sunken rockery, shingled borders that have been planted with various shrubs.

There is then a side gate leading through to a good-sized, beautiful rear garden where there are two decked seating areas, a summerhouse with power and light, with steps from the patio area then leading down to the rest of the garden which is mainly laid to lawn yet well stocked with a variety of trees and shrubs.

There is also a useful shed, ideal for storage, with the garden itself being fully enclosed.

**SERVICES:**

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

**TENURE:**

Freehold

**COUNCIL TAX:**

Winchester City Council – Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

T: 01489 893946

Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

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