



**TAYLOR GARNIER**  
ESTATE AGENTS

1 Sunny View  
Waltham Chase  
Price £285,000



1 Sunny View  
Winchester Road  
Waltham Chase  
Hampshire  
SO32 2LW

Price £285,000

- Semi Detached House
- Extended on Ground Floor
- Three Bedrooms
- 57ft Garden
- Scope To Improve

## Description

An opportunity to purchase this extended semi detached older style home set within Waltham Chase. The accommodation in brief comprises:- Reception hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom & Bathroom on the ground floor. On the first floor are three bedrooms. The property has a private enclosed rear garden measuring approximately 57ft in depth. This spacious home has scope to improve/update and it is felt this has been priced to reflect this along with potential.



## Location

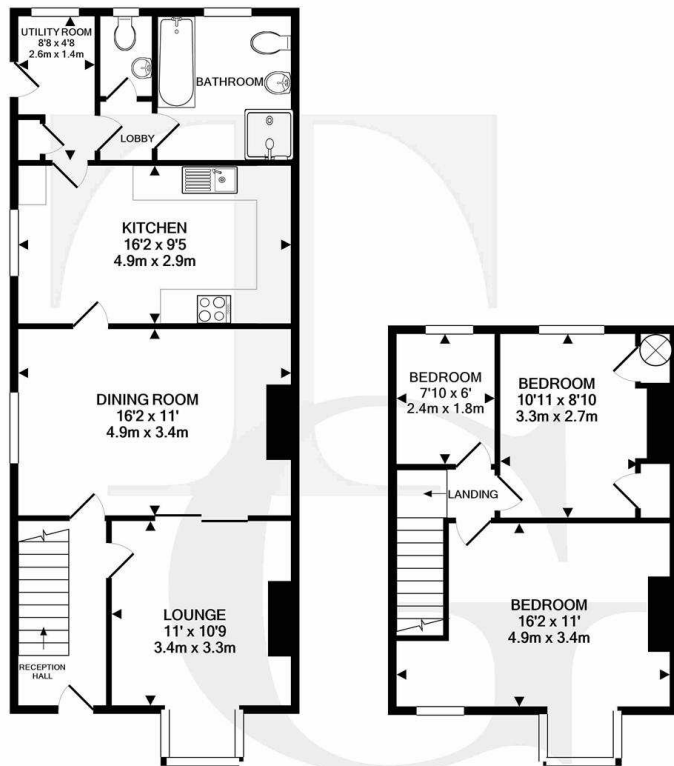
Situated in Waltham Chase being almost opposite the recreation ground. Waltham Chase has two general stores one of which has a post office within. There are also two pubs and a church within the village along with a primary school. Wickham & Bishops Waltham are both just over two miles distant.

## Directions

From Wickham take the road sign posted to Bishops Waltham. Continue on this road and enter Waltham Chase. Continue, passing the small convenience shop/post office which is on the left. 1 Sunny View is then on the right hand side identified by our 'For Sale' board. Parking is readily available in the recreation ground almost opposite.







GROUND FLOOR  
APPROX. FLOOR  
AREA 645 SQ.FT.  
(60.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### VIEWING ARRANGEMENTS

Strictly by appointment through Taylor Garnier.

#### FREE INDEPENDENT MORTGAGE ADVICE

To help save you time and money we are associated with Moneysprite Solent, who will be able to search the whole of the market for you. An appointed representative of Openwork Ltd which is authorized and regulated by the Financial Services Authority (FSA). To take advantage of this service please contact our offices on 01329 834844 or 023 9226 4060.

Services: Mains gas, electricity, water & drainage  
(Taylor Garnier have not tested these services).

Local Authority: Winchester City Council 01962 840222

Council Band: 2020/2021 Band 'C'

EPC: Awaiting



5a The Square, Wickham, Hampshire, PO17 5JQ

Tel: 01329 834844

Email: [wickham@taylor-garnier.co.uk](mailto:wickham@taylor-garnier.co.uk)

[www.taylor-garnier.co.uk](http://www.taylor-garnier.co.uk)



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