

MEADOW COTTAGE

Bull Lane, Waltham Chase SO32 2LS

Asking Price £945,000



WELLER
PATRICK



PROPERTY FEATURES

A detached property adjoining fields offering spacious accommodation and with extensive gardens and grounds

- Spacious vaulted hallway
- Sitting room
- Snug area
- Kitchen
- Dining room
- Study / Bedroom four
- Conservatory
- Cloakroom
- Spacious master bedroom with En-suite
- Two further bedrooms
- Family bathroom
- Two loft rooms
- Detached Garage with planning for annex
- Gardens & grounds, total plot size approx. 1.3 acres



DESCRIPTION

Situated in a desirable established lane in this popular village is this detached property adjoining fields which offers a rare combination of both spacious accommodation and considerable external areas with extensive gardens and grounds. The whole property extending to approximately 1.3 acres.

The property comprises a spacious individual family house situated in this popular village and as mentioned benefits from extensive gardens and grounds of approximately 1.3 acres in all. The detached double garage has recently received planning permission for "conversion of the existing double garage /games room into ancillary annex to include dormer windows". Winchester City Council Planning Reference 23/00117/HOU.

The garage currently includes a room over the garage, a store, cloakroom, office and greenhouse. Please see the plans within our photo gallery.

Overall the property offers extensive accommodation and grounds with a spacious hallway and galleried / vaulted landing over. The impressive treble aspect sitting room is a feature with bi fold doors leading into the conservatory. There is a snug area, a good sized dining room, study / bedroom four and a conservatory. The kitchen is also of a good size with outlook to the rear.

On the first floor the master bedroom is large with a spacious ensuite. There are two further bedrooms and the family bathroom. On the second floor are two further rooms.

A significant feature of Meadow Cottage are the extensive gardens and grounds being laid most attractively to lawn with part wooded and paddock areas. The property is approached over a gravelled driveway providing ample parking and leading to the detached double garage. A long driveway leads to the very rear and some useful outbuildings where the garden widens significantly providing a large open area.

The village of Waltham Chase is conveniently situated for access to the South Coast and major centres of Southampton, Winchester and Portsmouth. Motorway access can also be gained within an easy drive for the M3, M27 and the A3 M. Main line rail services are also accessible.

The sought after country town of Bishops Waltham is close by and offers a range of shops and services from its traditional town centre. Schools for most ages are also available close by.

DIRECTIONS

From Bishops Waltham take the B2177 to Waltham Chase. proceed through the village and then turn right into Bull Lane. Continue for a short distance around the right hand bend and the property will be seen on the left.



LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band G

Mains gas, electricity and water. Main drainage

VIEWINGS By appointment through Weller Patrick.
Tel: 01489 893555

Particulars amended 6th November 2023



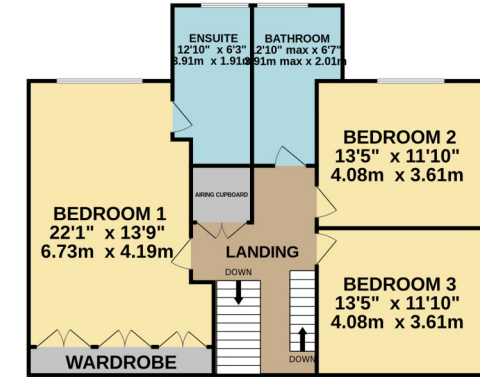
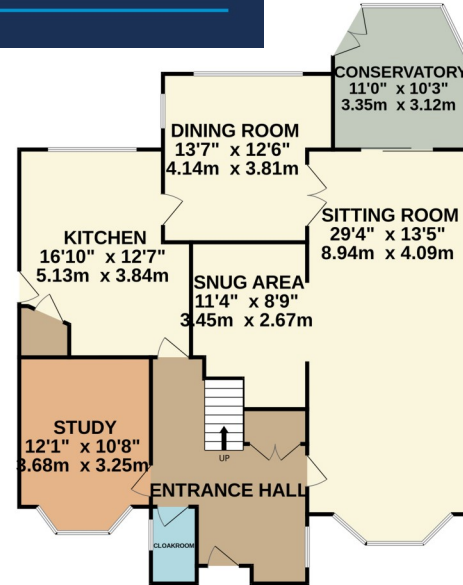


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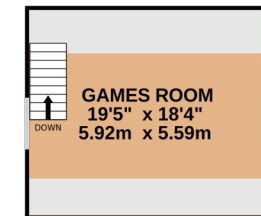
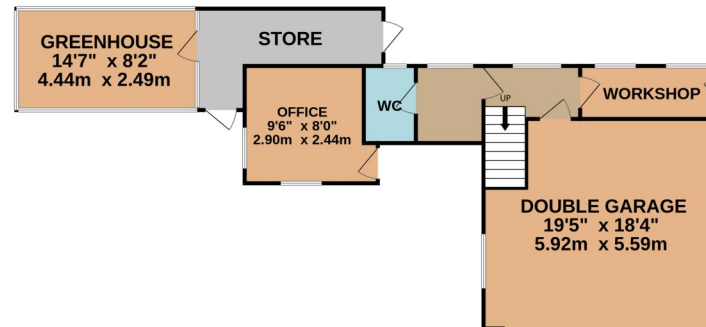
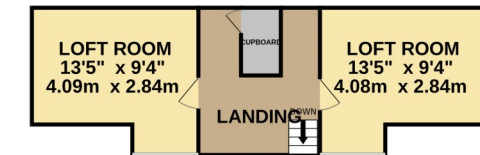
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GROUND FLOOR

1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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