

**Rowe  
& Co.**

**24 Beaucroft Road, Waltham Chase**  
Southampton

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## 24 Beaucroft Road

Waltham Chase, Southampton

### INTRODUCTION

Beautifully presented throughout, this attractive home offers the perfect balance of character and contemporary comfort. With two spacious reception rooms, a modern fitted kitchen, three bedrooms, a family bathroom and ground-floor WC/utility room, there's plenty of room for everyday living and entertaining. Featuring charming fireplaces, elegant detailing and stylish herringbone-style flooring, the property has a distinctive personality, whilst the generous rear garden adds even more appeal. An excellent opportunity for first-time buyers, families or anyone seeking a characterful home with space to grow.

### LOCATION

The property enjoys a desirable position in the charming Hampshire village of Waltham Chase, a sought-after community combining countryside tranquillity with everyday convenience. Local shops, traditional pubs and nearby Bishop's Waltham and Wickham offer a welcoming village lifestyle, with a wider choice of cafés, restaurants and amenities close by. Beautiful countryside walks, the South Downs National Park and Hampshire's coastline are all within easy reach. Excellent road connections provide access to the M27 and M3, while rail services from nearby Botley and Southampton Airport Parkway offer links towards London Waterloo, making Waltham Chase an appealing choice for families and commuters alike.



# 24 Beaucroft Road

Waltham Chase, Southampton

## INSIDE

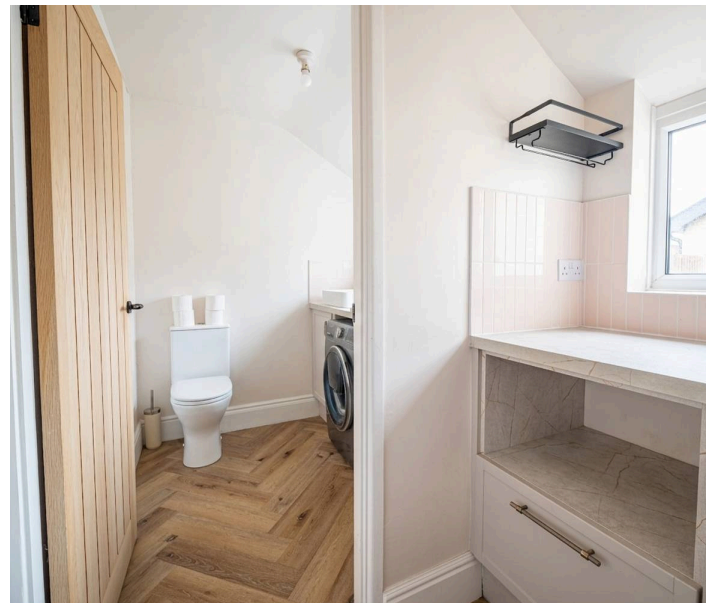
The welcoming sitting room features an attractive bay window, decorative ceiling detailing and a characterful fireplace, creating a cosy space to unwind. Beyond, the dining room offers excellent versatility, with ample space for dining, entertaining or working from home. Beautiful herringbone-style flooring and a feature fireplace give this room a real sense of character. To the rear, the contemporary fitted kitchen offers a practical layout with plenty of storage and preparation space. A separate ground-floor WC and useful utility area add everyday convenience. Upstairs, three bedrooms provide flexible accommodation, including two comfortable doubles and a third room ideal as a nursery, home office or guest bedroom. The family bathroom is fitted with a bath and overhead shower, wash hand basin and WC, complemented by attractive tiling. Combining period-inspired features with modern styling, this is a home that's ready to move into and enjoy.

## OUTSIDE

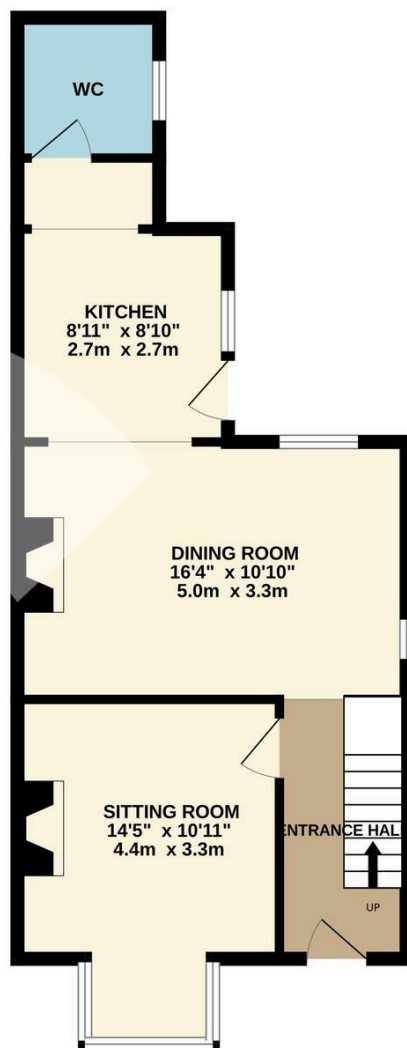
To the rear, a substantial enclosed garden offers fantastic outdoor space. A generous gravelled area provides the perfect setting for garden furniture, summer barbecues and alfresco dining, whilst the lawn beyond offers plenty of room for children, pets or keen gardeners. Established greenery adds natural charm. With its stylish presentation, character features, spacious accommodation and impressive garden, this is a property that ticks plenty of boxes.



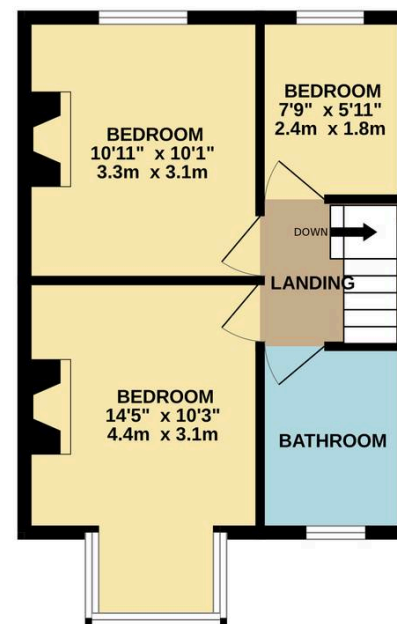
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GROUND FLOOR



1ST FLOOR



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Chandlers Ford,  
SO53 2GJ



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24 BEAUCROFT ROAD

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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