

WILSON+HOUSE



Yew Tree House

Waterlooville

8 South Street, Emsworth ☎ 01243 374661

Hazle & Co



# Yew Tree House

## Stakes Hill Road

### Waterlooville

#### PO7 7BD

# £695,000

## Freehold

Detached Character Property  
New Build with 10 Year NHBC Guarantee  
Four Bedrooms (Two with Ensuite facilities)  
Kitchen/Family Room - Two Reception Rooms  
Study - Rear Garden - Off Road Parking  
Twin Car Port

Built in the grounds of a character Grade II listed detached cottage, believed to have been built for the Deer Keeper of the Forest of Bere, circa 1750, this sympathetically designed 'one off' new build home by Wilson House Ltd, enjoys a private and mature location backing onto woodland. The property has decorative flint and quoined brickwork elevations set under a tiled roof with double glazing throughout.

Located in a requested area on the outskirts of Waterlooville, the property is situated within easy walking distance of the town centre which offers a comprehensive choice of shopping, cafes, pubs and restaurants along with a leisure centre with swimming pool. The property falls into Springwood Infant & Junior Schools and Oaklands Catholic School catchment areas, all being graded Good at their last Ofsted inspections. There are excellent transport links with both the A3(m) and the A27 being close by, the nearest train station is Havant with London Waterloo reachable in approximately 1 hr 20 min.

### Ground Floor

**Covered Porch** with front door leading to:-  
**Entrance Hall** with radiator, storage cupboard, single light fitting, ceiling down lights, power points, alarm panel.

**Living Room 18' 6" x 13' 3" (5.65m x 4.05m)** with south facing bi-folding doors to rear garden, twin side aspect double glazed windows, power points, TV point, opening for fireplace/wood burner, radiator, twin pendant light fittings, 5amp lighting circuit for side lighting.

**Dining Room 14' 3" x 13' 3" (4.35m x 4.05m)**

**Into bay** with front aspect double glazed bay window, twin side aspect double glazed windows, radiator, single light fitting, power points.

**Kitchen/Family Room 21' 1" x 11' 8" (6.45m x 3.56m)** with matching range of wall and base units and Island with oven and four ring hob, 1 ½ sink drainer with mixer tap, work surfaces with matching splashbacks, integrated fridge freezer, dishwasher, ceiling spot lights over kitchen area, single light fitting over family area, triple aspect double glazed windows with double glazed French doors leading to the rear garden, radiator, power points.

**Utility Room 10' 4" x 5' 6" (3.15m x 1.7m)** with matching range of wall and base units, sink drainer, work surfaces with matching splashbacks, power points, single light fitting, space and plumbing for washing machine and tumble dryer, door to garden.

**Study 8' 10" x 7' 6" (2.7m x 2.3m)** with front aspect double glazed window, TV & power points, radiator, storage cupboard.

**Cloakroom** with matching suite comprising hand wash basin with mixer tap and WC, single light fitting, extractor fan.

### First Floor

**Landing** with side aspect double glazed window, power point, single light fitting, full height airing cupboard housing pressurised hot water cylinder with pine shelving over, access via hatch to fully insulated loft with light.

**Bedroom One 14' 1" x 13' 3" (4.3m x 4.05m)** with rear aspect double glazed window, radiator, power points, TV point, single light fitting, door to:-  
**Ensuite** with matching suite comprising walk in shower cubicle, pedestal wash basin, WC, tiling to wet areas, extractor fan, Velux window.

**Bedroom Two 13' 3" x 10' 9" (4.05m x 3.3m)** with front aspect double glazed window, radiator, power points, TV point, single light fitting, door to:  
**Ensuite** with matching suite comprising walk in shower cubicle, pedestal wash basin, WC, tiling to wet areas, extractor fan, Velux window.

**Bedroom Three 12' 1" x 9' 6" (3.7m x 2.9m)** with rear and side aspect double glazed windows, radiator, power points, TV point, single light fitting.

**Bedroom Four 11' 3" x 9' 6" (3.45m x 2.9m)** with double aspect double glazed window, radiator, power and TV point, single light fitting, built in wardrobes.

**Family Bathroom** with matching suite comprising panel bath, corner shower cubicle, hand wash basin, low level WC, tiling to wet areas, Velux window, extractor fan.

The **Front Garden** will be gravelled providing off road parking and access to **Double Timber Framed Car Port 17' 1" x 16' 5" (5.20m x 5.00m)** with a tile hung roof, with an planted borders.

The **Rear Garden** will be laid to lawn, with mature trees and hedged boundaries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>		87	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Tax Band: TBC (2016/17)**

**Local Authority: Havant Borough Council**

**Viewing Arrangements**

Strictly by appointment through Hazle & Co.

Telephone: 01243 374661 Email: sales@hazleandco.com

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