



Windmill Hill View
31a Southdown Road | Horndean | Hampshire

FINE & COUNTRY

'Windmill Hill View' No. 31a, is a rather unique and impressive individually designed family home which has been extended to create over 3,270 sq ft of living space laid out over split levels. A great deal of consideration has been given to natural light, with large windows and high vaulted ceilings. The internal accommodation is versatile with the potential of creating a ground floor (front) annexe as there are three bedrooms and a bathroom in this area, on the first floor reception area there are steps from the dining room leading to a large living room (with dual aspect and a vaulted ceiling) which has access onto the first floor terrace. To the rear wing is a separate study, cloakroom, quality fitted 'Alno' kitchen and sun lounge, the rear first floor wing has a master bedroom suite with en-suite dressing room, feature bathroom with sauna and fifth bedroom. The grounds extend 0.41 of an acre with a private driveway, manicured gardens and hedges with side access leading to the hillside and rear of the garden, in this area is a separate detached occasional guest annexe (No. 31) with an open plan studio/living area, wet room and kitchen. With its rather unique design, elevated setting and being within easy access of local shopping amenities, bus routes, recreation grounds and commutable road links, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer:

ENTRANCE:

Brick pillared entrance with wrought iron gates, 'Lion' stones over leading to 'L' shaped tarmac driveway with brick borders, mature lawn to one side, grass and manicured hedge to the other, 'L' shaped turning area and side pedestrian access with steps leading up to covered porch and main front door. To the left hand side of the property is a wide lawned garden area with stable style gate and small pedestrian gate to one side leading to rear garden. Main front door with frosted glazed panels with wood framed double glazed windows to one side leading to:

HALLWAY:

High ceiling measuring approximately 14'3" in height with five open steps leading up to primary reception landing, brushed steel railings and balustrade with glazed panels, contemporary style radiator and high level double glazed window over, under landing storage area, square opening leading to:

INNER HALLWAY:

Full height double glazed window to front aspect overlooking driveway, built-in louvre doored storage cupboard lower section housing meters, radiator; ceiling spotlights, built-in storage cupboard. (This area has potential to create a separate annexe).

BATHROOM:

White suite comprising; panelled bath with hand grips, mixer tap and shower attachment, ceramic tiled surrounds, concealed cistern w.c., 'Armitage Shanks' wash hand basin with cupboards under; mirror and light over; shower cubicle with panelled door, textured ceiling, extractor fan, spotlights, radiator.





Step inside

Windmill Hill View

BEDROOM 3:

14'11" x 9'11" Double glazed full height windows to side aspect overlooking garden, ceiling spotlights, radiator with cover over; sliding doored built-in wardrobes/storage with hanging space and shelving, power points.

BEDROOM 2:

19'3" x 9'4" Double glazed full height window to front aspect, double glazed window to side, wall uplighters, textured ceiling, power points, radiator with cover over.

BEDROOM 4:

16'3" x 7'9" Built-in double doored storage cupboard, full height double glazed windows to front aspect overlooking driveway, radiator, power points, wall lights, panelled door.

RECEPTION LANDING:

Twin doors leading to:

DINING ROOM:

18'9" x 18'0" Double glazed window to side aspect with contemporary style radiator under; staircase rising to first floor rear wing, understairs storage cupboard, wall lights, dimmer switch, second radiator; door to inner lobby, double glazed full height windows with door leading to patio, steps rising to:

DRAWING ROOM:

23'3" x 16'7" Feature vaulted ceiling with exposed beams and support, range of spotlights, full height double glazed window to front aspect overlooking driveway, sliding double glazed doors with central panel leading to roof top terrace, large double glazed windows to side aspect with double glazed window and door to rear; zoned lighting with dimmer switches, 'Gazco' pebble effect gas fire (not tested).

INNER HALLWAY:

Tiled flooring, doors to primary rooms, built-in boiler cupboard housing 'Vaillant' boiler supplying domestic hot water and central heating (not tested).

CLOAKROOM:

Concealed cistern w.c, ceramic tiled to half wall level, contemporary style wash hand basin with cupboard space under and mirror over; extractor fan, ceiling spotlights, tiled flooring, chrome heated towel rail.

STUDY:

11'4" x 9'11" Full height double glazed windows overlooking terrace and door leading to sun lounge, textured ceiling and coving, twin glazed doors leading to hallway, radiator, power points.





KITCHEN:

16'4" x 16'4" Comprehensive range of 'Alno' fitted kitchen units, floor to ceiling with pelmet lighting, two units with frosted glazed shelving with hidden cupboards behind, tiled flooring, space for wine cooler; plumbing for washing machine, inset 1 1/2 bowl sink unit with mixer tap inc. filtered drinking water tap and cupboard space under; integrated 'Bosch' dishwasher with matching door; double glazed window overlooking rear garden, double glazed door leading to outer lobby, space for American style fridge/freezer with cold water supply, tall larder style storage cupboard to one side with cupboards over and pelmet lighting, 'Smeg' free standing range style cooker; green glass tiled splashback, extractor hood, fan and light over with high level storage cupboard and pelmet lighting, quartz granite style work surface, range of drawer units, 'Smeg' eye level microwave oven with 'Gaggenau' oven under; large storage cupboard to one side, brushed steel fronted power points, ceiling spotlights, central island with breakfast bar area, concealed power points and range of drawer units under; bracket for wall mounted T.V, bi-fold doors leading to:





SUN LOUNGE:

16'7" x 11'3" To each aspect is either a sliding door or a bi-folding doors leading to rear garden, tiled flooring with floor mounted power points, overhead electronic awning / sunblind with remote control. glass panelled roof with air circulation unit (remote control), concealed roof lighting, two wall heaters.

OUTER LOBBY:

Space for tumble dryer; work surface, glazed panelled roof, double glazed door leading to rear garden with window to rear.

FIRST FLOOR:

REAR WING:

Landing with sky-light window, textured ceiling, door to:

BEDROOM 5:

14'3" x 7'5" Double glazed window to front aspect, sky-light window, textured ceiling, pitched roof, power points.

MASTER BEDROOM SUITE:

16'9" x 16'4" measurements do not include passage way with door to dressing room and en-suite, radiator; power points, textured ceiling. Primary bedroom area: Feature tall double glazed windows overlooking sun lounge and the garden, two radiators, sloping tongue and groove panelled ceiling, double glazed sliding door with panel to one side leading to false balcony with brush steel fender and glazed panel overlooking garden, wall light, power points.

DRESSING ROOM:

10'7" x 7'7" Sky-light, range of hanging rails, shelving and storage space, double doored built-in cupboard housing hot water cylinder, power points.

FEATURE BATHROOM:

16'0" x 7'0" Dolphin nose concealed cistern w.c with matching bidet, surface with twin 'Roca' circular wash hand basins with mixer taps and range of cupboards under; fully ceramic tiled to floor and walls with underfloor heating, access to loft space, ceiling spotlights and coving, large mirror with pelmet lighting over; recess storage shelving with spotlights and glazed shelf, wall mounted 'Aqua Vision' T.V, double glazed windows to side aspect, double ended free standing 'Victoria and Albert' bath with feature circular taps with pelmet including lighting and tap controls over; chrome heated towel rail, large walk-in shower cubicle with 'Jet Stream' style shower and drench style hood over; extractor fan, second chrome heated towel rail, door to:

NORDIC SAUNA:

6'6" x 4'7" Twin benches, tongue and groove panelling, glazed panelled door.



Step outside

Windmill Hill View

OUTSIDE:

To the front is a driveway, lawned garden with manicured hedges to either side, mature tree, steps leading to main front door; to the left hand side of the property are vehicular and pedestrian gates leading to rear garden.

To the rear of the property accessible from the sun lounge and dining area is a large patio with retaining wall leading to lawned garden which slopes towards the hillside beyond, throughout the garden are areas of shrubs, bushes and evergreens, raised decked area with pergola, shed (with power & lighting), greenhouse and further summerhouse/storage shed, the garden sweeps up the hillside with mature hedges and gateway with raised vegetable kitchen garden area. To the rear of the garden is a self-contained annexe accessible via steps leading to decked area with open wooden fencing and wire railing, external spotlights and lighting.

On the first floor of the main house, accessible from the living room is a terrace with railings and wooden decking.

TO FIND THE PROPERTY:

Travelling along the A3(M) in a northerly direction bear left at junction 2 signposted Horndean, take the second exit off the roundabout into Dell Piece East, then first at the roundabout onto Havant Road, continue into the village of Horndean, take the second exit at the roundabout onto the A3 London Road, continue under the A3(M) flyover, take the first exit at the next roundabout into Downwood Way then take the second road on the left into South Road, bear right at the bottom into Southdown Road, where "Windmill Hill View, 31a" can be found on the left hand side.

AGENTS NOTES:

We understand that the annexe (No. 31) has its own individual address, it is rated separately with separate utilities supplies.

Service: Mains gas, electricity and water.

East Hampshire District Council: Band F

Post Code: PO8 0ET





Step inside

The Annexe

DETACHED ANNEXE

(No. 31): Double glazed door with full height window to one side leading to:

HALLWAY:

Wood flooring, electric consumer box, controls for underfloor heating, ceiling spotlights.

WET ROOM:

Tiled flooring with floor drain and 'Mira' shower over, close coupled w.c with twin flush, oval wash hand basin, mixer tap, cupboards under and mirror over, extractor fan, fully ceramic tiled to floor and walls.

STUDIO / LIVING AREA:

17'7" x 15'4" Double glazed window to side aspect, wooden flooring, ceiling spotlights, power points, built-in double doored storage cupboard, to the front are double glazed bi-folding doors leading to terrace, underfloor heating.

KITCHEN:

10'3" x 5'1" Range of matching wall and floor units with roll top work surface, inset 1 1/2 bowl sink unit with mixer tap and cupboard space under, ceramic tiled surrounds, power points, double glazed window to rear aspect, small 'Gaggenau' electric hob with drawers under, extractor hood, fan and light over; matching wooden flooring.



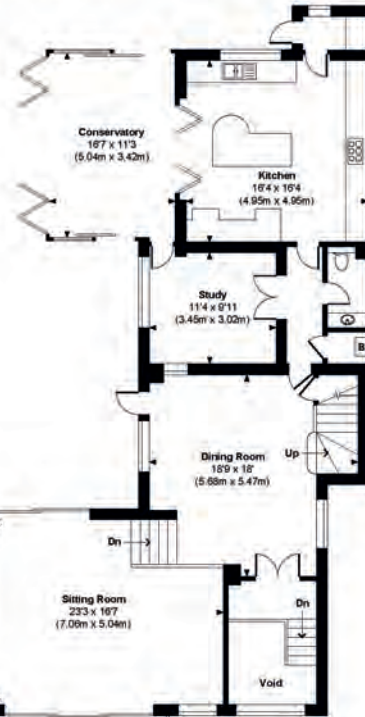
31a Southdown Road

Approximate Gross Internal Area
Main House = 2845 Sq Ft / 264.28 Sq M
Garden Annexe = 427 Sq Ft / 39.70 Sq M
Total = 3272 Sq Ft / 303.98 Sq M

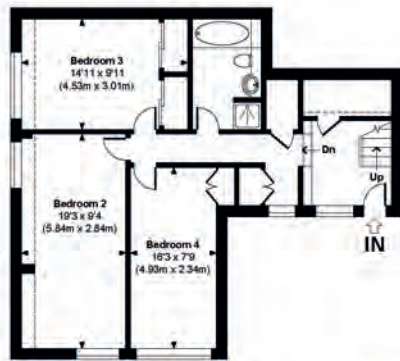
(Includes areas with restricted height less than 1.5m but excludes void)



GARDEN ANNEXE



LOWER GROUND FLOOR



FIRST FLOOR



UPPER GROUND FLOOR

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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

 Indicates restricted room height less than 1.5m.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

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Fine & Country
Tel: +44 (0)23 93 277277
drayton@fineandcountry.com
141 Havant Road, Drayton, Hampshire PO6 2AA

