



Blucher House  
2 Warfield Avenue | Waterlooville | Hampshire | PO7 7JJ

FINE & COUNTRY









Located on a corner plot within a few minutes' walk of local shopping amenities, bus routes, schools and recreation grounds, sits an imposing and deceptively spacious, detached family home. 'Blucher House' provides 1910 sq ft of living accommodation arranged over two primary floors and comprises; hallway, drawing room, sitting room, conservatory, family room, 22' kitchen / breakfast room, utility room and cloakroom on the ground floor with five bedrooms and family bathroom on the first floor. The outside space is arranged as three separate areas wrapping around the house on three aspects, with off road car parking (via a pillared entrance), an enclosed garden with mature shrubs surrounds and a further enclosed area with synthetic grass and decking. Offered with gas fired central heating, double glazing, floor coverings throughout and in a residential, yet convenient location, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

#### ENTRANCE:

Lowered kerb leading to brick pillared gateway with soldier railings to either side with low retaining wall, to the left hand side is a low brick retaining wall and paved patio area with off road car parking to the front 'L' shaped with curved steps leading to double glazed main front door with frosted panel with double glazed frosted panels to either side leading to:

#### HALL:

16'0" x 9'3" Built-in mirror fronted doors providing storage to either side, ceiling spotlights, staircase rising to first floor, large understairs storage cupboard, doors to primary rooms, contemporary style radiator:

#### DRAWING ROOM:

13'4" x 12'0" Double glazed window to front aspect overlooking garden, contemporary style tall radiator with central mirror; range of built-in shelving, power points, twin double glazed doors leading to:

#### CONSERVATORY:

12'11" x 10'10" Low retaining wall with double glazed windows to all aspects overlooking garden, twin double glazed doors leading to outside, pitched polycarbonate roof.

# Step inside

## Blucher House

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### SITTING ROOM:

13'4" x 9'9" Double glazed window overlooking garden with radiator under; power points.

### CLOAKROOM:

Concealed cistern w.c with twin flush, wall mounted wash hand basin with mirror over; double glazed frosted glass window to rear aspect, chrome heated towel rail.

### KITCHEN / BREAKFAST AREA:

22'7" x 8'9" increasing to a maximum 13'10" 'L' shaped. Dining area; double glazed window to front aspect with radiator under; tile effect flooring, ceiling spotlights, door to dining room, peninsular style work surface divide with wood block work surface and range of cupboards under incorporating dishwasher with matching door. Kitchen area; comprehensive range of gloss white fronted wall and floor units with wood block work surface, inset 1½ bowl sink unit with mixer tap and cupboard space under; range of storage cupboards and pan drawers, double glazed windows to front aspect overlooking garden, ceiling spotlights, power points, space for free standing range style cooker with contemporary style 'AEG' stainless steel light and extractor fan over; under unit spotlights, space for American style fridge/freezer; tile effect flooring, tall larder style cupboard.

### UTILITY ROOM:

9'0" x 3'10" Work surface with washing machine point, tall larder style unit, power points, single drainer sink unit with mixer tap, access to loft space, wall mounted boiler and pump supplying domestic hot water and central heating (not tested).

### FAMILY ROOM:

13'1" x 8'10" Double glazed window to rear aspect with radiator under; high level built-in storage cupboard with shelving, dimmer switch, power points.

### FIRST FLOOR:

Landing with balustrade, double glazed window to rear aspect, access to loft space via extendable ladder; ceiling spotlights, doors to primary rooms.

### BATHROOM:

White suite comprising; panelled bath with mixer tap and shower attachment, ceramic tiled surrounds, contemporary style chrome heated towel rail, concealed cistern w.c., tall storage cupboard with shelving, double glazed frosted glass window to rear aspect, wash hand basin with mixer tap, ceiling spotlights.

### BEDROOM 4:

10'11" x 9'11" maximum decreasing to 8'0" at narrowest point, double glazed window overlooking garden with radiator under; panelled door; power points.

### BEDROOM 1:

13'5" x 11'0" Double glazed window to front aspect with radiator under; panelled door; power points, dimmer switch.

### BEDROOM 5 / DRESSING ROOM:

9'5" x 5'10" Double glazed window to front aspect with radiator under panelled door; ceiling spotlights, power points.

### BEDROOM 2:

13'1" x 8'11" Double glazed window to rear aspect with radiator under; panelled door; power points.

### BEDROOM 3:

13'1" x 8'11" Double glazed window to front aspect with radiator under; panelled door; power points, doorway leading to eave storage area, ceiling spotlights, eaves to ceiling restricting headroom.









# Step outside

## Blucher House

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To the front is a brick pillared entrance with soldier railings and brick retaining wall leading to driveway laid to paving, curved steps leading to main front door; pillared gateway with fencing to either side and gate leading to garden, borders with shrubs and evergreens. Directly to the rear of the property is a low maintenance garden with raised decked area and side pedestrian access, false (synthetic) grass area and built-in storage cupboard / shed 16'6" x 6'9" max., doorway leading to primary garden, this garden is enclosed by fence panelling, cold outside water tap, wrapping around from the front of the house via a gated entrance is a garden which is laid to lawn on the corner plot of Warfield Avenue and Stakes Hill Road enclosed by pillared wall with fence panelling and further fence panelling to one side with door leading to shed.

Local Authority: Havant Borough Council: Band F

Services: Mains gas, electricity and water.

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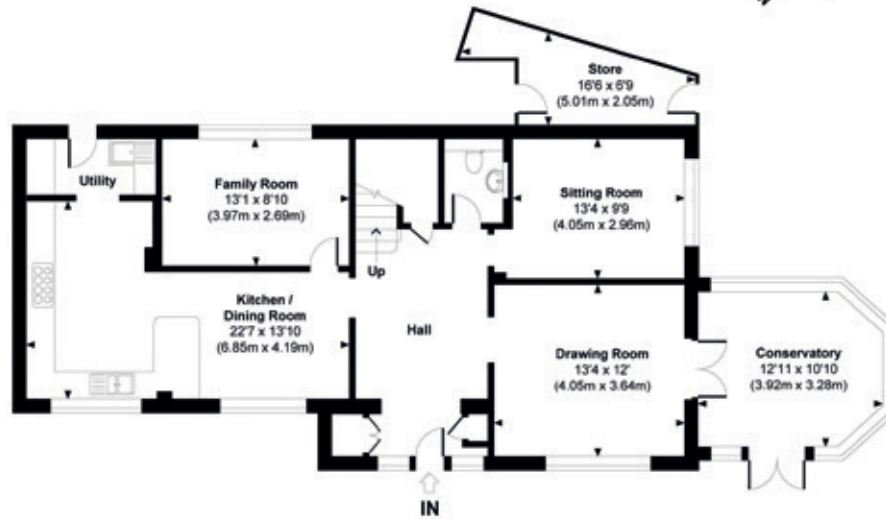
Energy Efficiency Rating		Current	Potential
10-149	A		
150-159	B		
160-169	C		
170-179	D		
180-189	E		
190-199	F	71	83
200-209	G		

100 energy efficient - lower running costs  
 200 energy efficient - higher running costs  
 England, Scotland & Wales

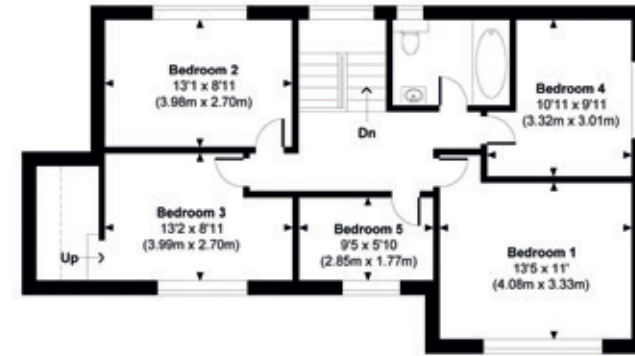
## 2 Warfield Avenue

Approximate Gross Internal Area  
**Total = 1910 Sq Ft / 177.47 Sq M**

(Includes external Store and areas with restricted height less than 1.5m)



**GROUND FLOOR**



**FIRST FLOOR**

Indicates restricted room height less than 1.5m.

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