



Highbank  
54a Five Heads Road | Horndean | Hampshire | PO8 9NU

FINE & COUNTRY



Phrases such as substantial, spacious, deceptive are not words normally associated with a modern home, however they are words that can easily be used to describe this home as it is larger than some others built in the same era. The accommodation offers 2757 sq ft of living space arranged over three floors. On the ground floor is a dining room, sitting room, 17' fully fitted kitchen / breakfast room, cloakroom and double integral garage (accessible from the rear). On the first floor are four bedrooms, two having en-suite shower rooms and a family bathroom, with a large master bedroom suite with en-suite shower room, dressing and storage areas on the top floor: 'Highbank' is aptly named as it is set elevated above the road with far reaching views over the Five Heads recreation grounds, towards Portsdown Hill in the distance. Offered with a double integral garage, gated car parking facilities as well as an enclosed rear garden, double glazing, gas fired central heating and fitted floor coverings throughout, early internal viewing of this impressive modern property is strongly recommended in order to appreciate both the accommodation and location on offer.

#### ENTRANCE:

Low level brick retaining wall with central pillared brick wall and steps leading up to picket style gate with matching fencing to either side, central pathway leading to covered porch and main front door with lawned areas to either side, small patio area, external lighting, side pedestrian access leading to right hand side of the property via a gateway, main front door with frosted double glazed panels leading to:

#### HALLWAY:

'L' shaped. Wood laminate flooring, staircase rising to first floor; radiator; ceiling coving, doors to primary rooms.

#### KITCHEN /BREAKFAST ROOM:

17'7" x 15'9" Double glazed bay window to front aspect overlooking garden with far reaching views over recreation ground towards Portsdown Hill in the distance, ceiling spotlights and coving, comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboard space under; integrated dishwasher with matching door; brushed steel 'T' bar handles, tiled flooring, power points, tall larder style fridge/freezer with matching doors, range of drawer units, inset five ring stainless steel gas hob with double oven and grill under with extractor hood, fan and light over; ceramic tiled surrounds, radiator; one wall mounted unit housing boiler supplying domestic hot water and central heating (not tested), wine racks.

#### DINING ROOM:

13'0" x 9'0" Double glazed window to front aspect overlooking garden with far reaching views over recreation ground towards Portsdown Hill in the distance, radiator under; ceiling coving, dimmer switch, power points.

#### CLOAKROOM:

Close coupled w.c., with twin flush, ceramic tiled to half wall level, tiled flooring, radiator; wash hand basin with mixer tap, extractor fan, ceiling coving.

#### SITTING ROOM:

17'4" x 14'2" Double glazed doors leading to rear garden, window to one side with radiator under; ceiling coving, power points, second radiator, dimmer switch.

INTEGRAL GARAGE: 19'10" x 17'9" Remote control up and over door with spotlight, range of shelving, utility area with work surface, single drainer stainless steel sink unit with mixer tap and cupboard space under; washing machine point, twin cupboards over; wall mounted electric fuse box, space for tumble dryer, cloaks hanging area.









# Step inside

## Highbank

### FIRST FLOOR:

Landing with wooden balustrade and staircase rising to top floor; radiator; doors to primary rooms, ceiling coving, built-in airing cupboard with twin doors housing hot water cylinder and pump system (not tested) with range of shelving, wall mounted 'Worcester' controls for solar roof heat panel.

### BEDROOM 2:

17'8" x 15'0" Double glazed bay window to front aspect overlooking recreation grounds with far reaching views towards Portsdown Hill in the distance, ceiling coving, power points, two radiators, built-in wardrobe with hanging space and shelf, door to:

### EN-SUITE SHOWER ROOM:

Fully ceramic tiled shower cubicle with sliding panelled door, ceiling coving and spotlights, extractor fan, ceramic tiled to half wall level with tiled flooring, radiator, double glazed frosted glass window to front aspect, close coupled w.c., with twin flush, wall mounted wash hand basin with mixer tap with mirror, light and shaver point over.

### FAMILY BATHROOM:

White suite comprising; double ended panelled bath with mixer tap, ceramic tiled to half wall level, pedestal wash hand basin with mixer tap, close coupled w.c., with twin flush, radiator; ceiling coving and spotlights, extractor fan, mirror with lighting and shaver point over; shower cubicle with folding panelled doors.

### BEDROOM 3:

17'7" x 12'4" Twin double glazed windows to rear aspect overlooking garden and car parking, two radiators, ceiling coving, power points, built-in wardrobe with hanging space and shelf, dimmer switch, power points, door to:

### EN-SUITE SHOWER ROOM:

Fully ceramic tiled shower cubicle with sliding panelled door, ceiling coving and spotlights, extractor fan, close coupled w.c., with twin flush, wall mounted wash hand basin with mixer tap, mirror with lighting and shaver point over; ceramic tiled to half wall level, tiled flooring, radiator.

### BEDROOM 4:

16'0" x 9'0" Twin double glazed windows to rear aspect overlooking garden and parking with radiator under, power points, ceiling coving, built-in wardrobe with hanging space and shelving.

### BEDROOM 5:

11'6" x 8'10" Double glazed window to front aspect overlooking recreation ground with far reaching views towards Portsdown Hill in the distance, ceiling coving, power points, radiator:

### TOP FLOOR:

Landing with balustrade, access to loft space, ceiling coving, radiator; door to:

### BEDROOM 1:

16'7" x 12'4" measurements taken from approximately 4'8" off floor level with slight eaves to ceiling on either side restricting headroom, measurements do not include recessed area for door opening, built-in wardrobe with hanging space and shelf, double glazed window to front aspect with far reaching views over recreation ground towards Portsdown Hill in the distance with radiator under, power points, second radiator; door to:

### INTERLINKING WALK-IN WARDROBE:

8'1" x 7'0" measurements taken from approximately 4'8" off floor level with slight eaves to one ceiling restricting headroom, ceiling spotlights and coving, radiator; door to walk-in loft space and door to:

### SHOWER ROOM:

Fully ceramic tiled shower cubicle with folding panelled door, extractor fan, ceiling spotlights and coving, wall mounted wash hand basin with mixer tap and shaver point over; ceramic tiled to half wall level, tiled flooring, close coupled w.c with twin flush, radiator:

### WALK-IN STORAGE CUPBOARD:

11'5" x 4'9" measurements taken from approximately 4'8" off floor level with slight eaves to ceiling restricting headroom.









# Step outside

## Highbank

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**OUTSIDE:** To the front is a low retaining wall with steps rising to raised area with picket style fencing and gateway leading to pathway with lawned areas to either side. To the right hand side of the property is a gateway providing pedestrian access to the rear garden. To the rear accessible via remote control wrought iron gates is a large brick paved driveway measuring approximately 35' in length to the rear of the property x 15'3" in width, enclosed by fence panelling and leading directly onto the rear garden with lawned area and shingled surrounds, large patio area accessible from the drawing room, wooden built garden shed, external meter cupboards and power points, outside cold water tap.

**TO FIND THE PROPERTY:** Travelling along the A3(M) in a northerly direction bear left at junction 2, bear left at the roundabout into Dell Piece West on reaching the traffic light junction bear right onto the A3, take the third road on the left hand side into Five Heads Road, continue past Horndean C of E Junior School, where 'Highbank' can be found on the right hand side prior to reaching the junction with Durlands Road overlooking Five Heads recreation ground.

Services: Mains, Gas, Electricity and Water.  
East Hampshire District Council: Band F

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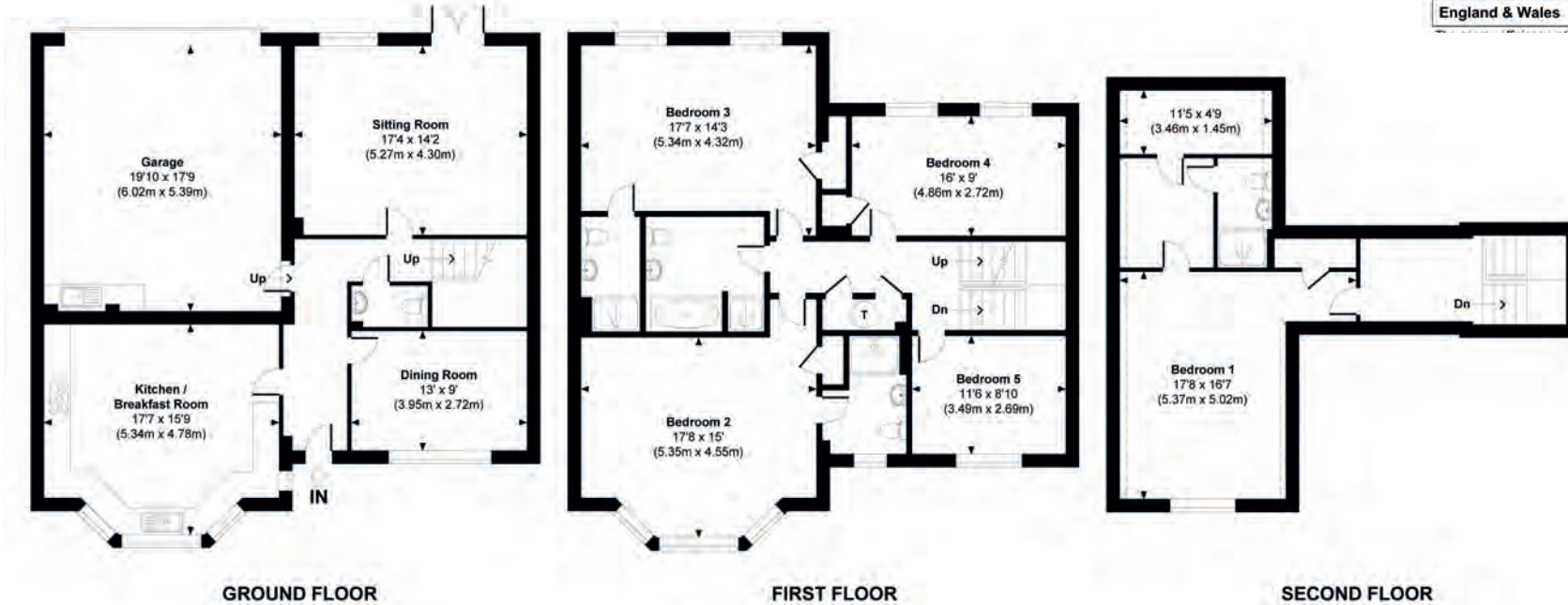


# 54a Five Heads Road

Approximate Gross Internal Area  
 Main House = 2407 Sq Ft / 223.56 Sq M  
 Garage = 349 Sq Ft / 32.45 Sq M  
 Total = 2756 Sq Ft / 256.01 Sq M  
 (Includes areas with restricted height less than 1.5m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		
(81-92)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Indicates restricted room height less than 1.5m.

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