



The Old Vicarage

5 Marrels Wood Gardens, Purbrook, Waterlooville, Hants, P07 5RS

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A handsome detached period house of character with contemporary features, substantial well-proportioned accommodation, lovely gardens and a separate gym. Well located within easy access of local shopping amenities.

Waterlooville 3 miles, Portsmouth 4.8 miles, Havant 4 miles, Petersfield 13.7 miles, Chichester 15 miles, (All distances and times are approximate).

ACCOMMODATION

- Reception Hall
- Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Dining Room
- Sitting Room
- Conservatory
- Principal Bedroom
- 4 Further Bedrooms, one with En-Suite Bathroom

- Study
- Two Family Bathrooms
- Recently double-glazed sash windows

OUTSIDE

- Attractive front and rear gardens
- Gym - Former double garage
- Patio area
- Above ground 14 ft Swim Spa
- Parking for 4 vehicles





THE PROPERTY

The Old Vicarage is a very well presented, superbly spacious detached house, believed to date back to around 1907 when it was the vicarage for St John's church, Purbrook. Situated over three floors and providing approximately 3,874 sq ft of accommodation including five bedrooms, four reception rooms and an outside gym providing light and airy characterful living with such features including cast iron fire places, coved ceilings, sash windows and period style radiators. The current owners have tastefully modernised the property, such upgrades including replacing the majority of windows with double glazed sash windows, a hard-wired smoke detection system and a built-in water softener.

On entering the house through the central pillared entrance porch there is a particularly impressive reception hall of great character, with cloakroom off and doors leading to other receptions and the kitchen/breakfast room making the ground floor area ideal for entertaining. The sitting room is dual aspect with a sun trap bay window and feature fireplace. To the other side of the reception hall there is a well-proportioned dining room with a sun trap bay window, a modern bar and the control panel for the NUVO surround system adding a modern touch to this elegant room. The kitchen/breakfast room has plenty of room for a breakfast table and currently includes a range of floor and wall units, an island, integrated dishwasher and space for a five ring Rangemaster and polished granite worktops. The sash windows have bespoke blinds. There is a phone to control the side gate. The Utility room is off the kitchen and has another one and a half bowl sink, space for an American style fridge/freezer and space for tumble dryer and washing machine. In addition to the main living areas of the ground floor accommodation there is a conservatory with doors opening out to the rear garden.



To the first floor, the principal bedroom has a dual aspect with a feature cast iron fireplace. There are 3 further double bedrooms and two family bathrooms both with separate

showers and one with under floor heating. There is a study area with stairs to the 2nd floor which contains a further bedroom and family bathroom and plenty of storage space. The whole of which is accessed by a glazed walkway providing great light to the floor area.

GARDENS AND GROUNDS

The Old Vicarage is approached via a cast iron gate with a central stone pathway leading to the pillared entrance porch. There is parking on both sides of the property for 4 vehicles in total and a double wooden gate on the left hand side that leads to the rear garden. The front garden is mainly laid to lawn and enclosed by mature hedging and a cast iron railed fence. The rear garden is split into three sections of lawn, brick paved patio and a concrete area housing a 14ft swim spa with a retractable lid. The whole is enclosed by mature hedging and shrubs which back on to wood panel fencing, all of which offers excellent screening for the property. There is also a 16'11 by 16'7ft gym with twin Velux windows and a pitched roof.

SITUATION

The Old Vicarage is located in the residential village of Purbrook and within a short distance of local shops and amenities. Purbrook stretches south from Waterlooville to Portsdown Hill from which there is a magnificent view of Hayling Island, Langstone Harbour, the Solent and the Isle of Wight. The Wayfarers Walk skirts the south and west boundaries of Purbrook. The Old Vicarage is near to Purbrook Heath, home to many recreational activities including tennis courts and Purbrook Cricket Club as well as walkways and bridle ways into The South Downs National Park. Waterlooville (3 miles) and Cosham (2 miles) offers more extensive shopping and entertainment facilities. Leisure pastimes such as walking, riding, fishing and sailing can be enjoyed nearby. The neighbouring Southwick Estate, privately owned, comprises approximately 7,000 acres with 17 farms and 164 dwellings.

There are a number of well regarded primary and secondary schools in Purbrook including St Peter's Catholic Primary school, Oaklands Catholic School, Purbrook Parks School,









Southdowns College and Havant College and in the private sector Kingscourt Prep School, Portsmouth Grammar and Portsmouth High School. Further afield in Petersfield there is Bedales School together with their prep schools, Dunhurst and St Dunannie as well as Churcher's College.

SPORTS, COUNTRY AND COASTAL

The historic Purbrook Fort, now known as the Peter Ashley Activity centre provides sporting activities such as Archery, Air Rifle shooting, Assault Courses, Wall Climbing, Table Tennis, Volleyball etc as well as horse riding and hacking at nearby Fort Widley. Swimming, fitness classes, squash courts are all available at both Havant and Waterlooville Leisure Centres, and there are a number of indoor and outdoor bowling facilities located in Purbrook Heath, Waterlooville and Emsworth. There are many tennis courts throughout the Borough as well watersport activities such as yachting, dinghy sailing and water-skiing.

The Wayfarer's Walk, starting at the town of Emsworth on Chichester harbour, follows a fabulous 70 mile walk through the heart of Hampshire and on into Berkshire. This passes through the pretty Hampshire towns and villages of Cheriton, Droxford, Hambledon and New Arlesford while also experiencing the beautiful landscape and wildlife in this special county. Highlights on the route include the National Trust owned Hinton Ampner stately home with its wonderful gardens and Watership Down - the delightful setting for Richard Adams' 1972 novel. The route also passes the wonderful 5000 acre estate surrounding Highclere Castle in Hampshire. The house is famous as the location of period drama 'Downton Abbey'. There are also some lovely waterside stretches to enjoy at Cheriton along the River Itchen and along the River Arle at New Arlesford. The walk finishes at Walbury Hill, the highest point in Berkshire and the South East of England.



The Naval Port of Portsmouth is only a few miles south where

attractions such as Lord Nelson's flagship, HMS Victory are located, as well as HMS Warrior, the Mary Rose Museum, the D-Day Museum, Gunwharf Quays and Spinnaker Tower. The Gardens of Staunton Park and Stansted Park, are also places which are both worth visiting.

Purbrook is also home to Purbrook House which was built in 1770 and then rebuilt again in 1837. In the 1920's the house became a grammar school and later a primary school.

COMMUNICATIONS

Cosham has a mainline station with train services to London Waterloo via Havant (1hr 50mins) and to London Victoria (2hrs 11 mins) via Gatwick Airport and along the South Coast. The A3(M) motorway is about 4.1 miles and connects the South Coast with the M25 and London. Southampton Airport is about 23 miles and the Port of Portsmouth about 8 miles away, providing access to the Isle of Wight, the Channel Islands and Continental Europe.

SERVICES

All main services are connected
Mains water, electricity and gas central heating
(we have not tested the services)

LOCAL AUTHORITIES

Havant Borough Council
023 9247 4174

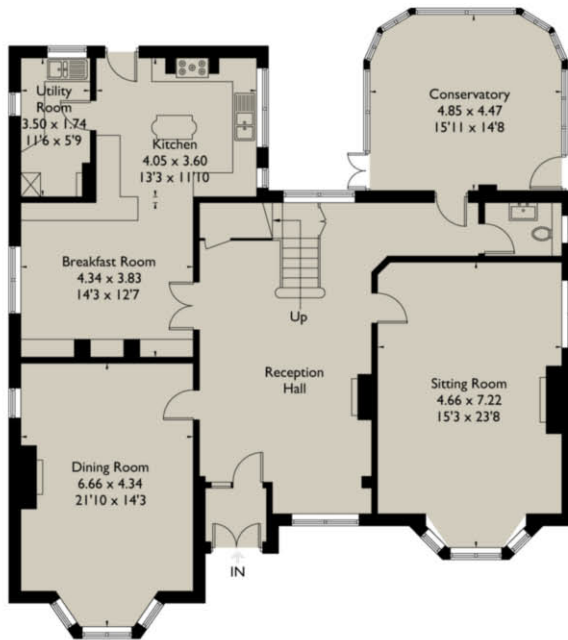
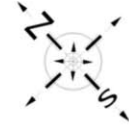
DIRECTIONS

From Chichester Fishbourne roundabout take the A27 (Havant) to Portsmouth. At the junction for the A3(M) London, take the turn and proceed onto the A3(M) north. Stay in the left-hand lane and take the first junction for Purbrook. Follow Purbrook Way to the roundabout and proceed straight across onto Stakes Road which in time becomes Ladybridge Road, then at the roundabout take the second exit into Marrels Wood Gardens. Turn left and the Old Vicarage will be found on the right-hand side.

A Humberts board has been ordered.



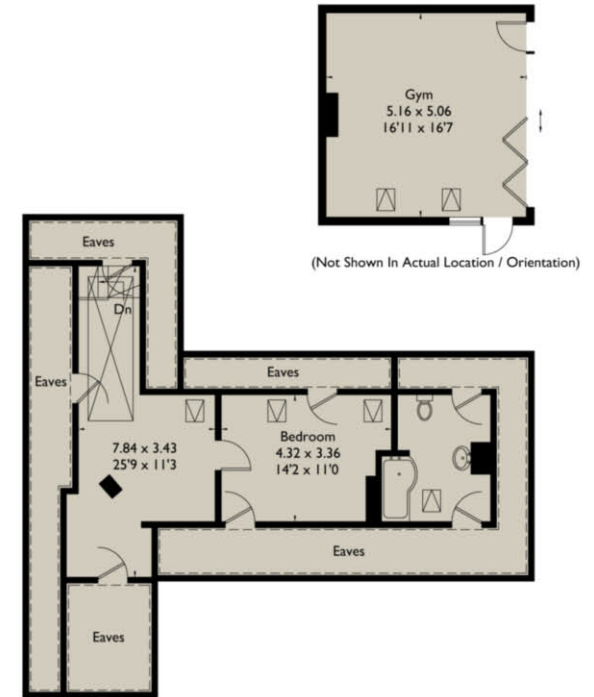
Approximate Gross Internal Area = 334 sq m / 3595 sq ft (Excluding Void / Eaves)
 Outbuilding = 26 sq m / 280 sq ft
 Total = 360 sq m / 3875 sq ft



Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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