



Oakidoki New Road, Porchfield

£575,000



Megan Baker
Estate Agents

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This handsome detached modern home has been lovingly maintained and improved by the current (and only) owners since it was built in 1986. The house is tucked in the corner of a small close of just four houses near the heart of the popular village of Porchfield. Warmed by night storage heating and with majority UPVC double glazing; the property offers appealing, well proportioned living spaces. An inviting entrance hallway has a turning staircase and smart, half glazed white panelled doors. The kitchen is fitted with a range of cottage style cream units with attractive tiling; space for a full range of appliances and cleverly created fully opening double window creating a wonderful link with the conservatory and garden beyond. A useful utility room sits adjacent with a cloakroom off. To the front of the home lies a very handy extra room which makes a great home office or hobbies area, but could equally be used as a ground floor double bedroom. The comfortable lounge spans the full depth of the original house and has a handsome inset Pure Vision stove. There is a bay window to the front and wide double doors open into a superb conservatory. This very large addition to the house creates a perfect link with the garden with lots of space for sitting and dining - just stunning! There are four double bedrooms on the first floor, all offering wonderful garden or open countryside views.

They are serviced by a smart, fully tiled bathroom. To the front of the house, a driveway provides parking for several cars and gives access to the attached garage. This has a roller shutter door, power and light. Wide side access leads into a gorgeous rear garden. This large, beautifully landscaped and very private garden has been lovingly designed and tended to include a large level lawn and borders planted with mature hedging and specimen trees. There is a pretty summer house sitting centrally and an elegant willow at the bottom of the garden with an extra garden shed. Freehold. Council tax band E. EPC - E-50

Dark wood effect entrance door to...

Entrance Hallway:

A welcoming introduction to the house with a turning staircase to the first floor with built-in under stairs cupboard; doorway to kitchen and half glazed panelled doors to...

Study:

9'7" x 9'7" (2.93m x 2.93m)

A very handy extra reception room, suitable for a multitude of uses, with window looking into the front garden.

Kitchen:

9'10" max x 9'1" max (3.02m max x 2.79m max)

Fitted with an attractive range of cottage style cream units with beech block effect work surface incorporating a stainless steel sink. Space for an electric oven under a stainless steel extractor hood and further spaces for a washing machine and dishwasher. The room focuses around a wide UPVC double glazed opening with fully folding windows which frames a stunning view through the conservatory into the rear garden. Doorway to...

Utility Area:

4'7" max x 4'7" max (1.4m max x 1.4m max)

A useful extra area with spaces for appliances; fitted wall units; door to side garden and further door to...

Cloakroom:

4'11" max x 4'7" max (1.5m max x 1.4m max)

With white WC and pedestal wash hand basin with pretty red tiled splashback.

Sitting Room:

18'8" x 10'9" max (5.69m x 3.3m max)

A comfortable and appealing sitting room with a pretty double aspect. The room is arranged around an attractive inset multi fuel stove set in a brick surround. Deep box-bay window to the front and wide french doors linking through to the...

Conservatory:

22'11" x 10'9" (7.0m x 3.29m)

A super addition to the house, creating a wonderful link with the garden. There's plenty of space for sitting and dining within this stunning victorian style conservatory. The area is of dwarf wall and UPVC double glazed design, with windows on all three sides looking into the beautiful garden. French doors lead out and the fully opening windows into the kitchen create a useful serving hatch.

Turning staircase to first floor:

With window to the side.

First Floor Landing:

A spacious area with access to the loft and built-in airing cupboard housing the hot water cylinder. Doors to...

Bedroom One:

12'6" x 9'1" (3.82m x 2.79m)

A pretty cottage style double bedroom with window to the front, enjoying the afternoon sun and offering a pleasant open outlook.

Bedroom Two:

10'0" x 7'5" (3.06m x 2.27m)

A sunny double bedroom with wooden sealed unit double glazed window, giving a beautiful view over the rear garden and beyond.

Bedroom Three:

9'8" x 9'7" (2.95m x 2.94m)

A third attractive double bedroom with window giving an attractive open view to the countryside at the front.

Bedroom Four:

9'3" x 9'1" (2.83m x 2.78m)

A fourth double bedroom with wooden sealed unit double glazed rear-facing window, giving another super view over the garden.

Bathroom:

7'11" max x 6'0" max (2.43m max x 1.84m max)

A fully tiled room with white suite comprising bath with mixer tap/shower attachment over; pedestal wash hand basin and WC. Opaque wooden sealed unit double glazed window to the rear.

Front Gardens & Parking:

The house is set at the end of a small close with mature hedging screening. A gravelled driveway provides plenty of parking and gives access to the...

Garage:

16'3" x 9'0" (4.97m x 2.75m)

A good sized garage with power and light and roller up and over door.

Rear Garden:

Access to both sides of the house lead to the stunning,

very large and mature gardens. The area has been beautifully landscaped, lovingly planted and maintained over the decades by the current owners. It now provides areas of level lawn, colourful planted beds and mature hedging and trees providing privacy and a mature green boundary. Useful outbuildings include a pretty summerhouse, timber sheds and a potting shed. A stunning specimen willow tree at the end of the large garden provides a welcome shaded area in the summer.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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 Love this property and want to see more?



Energy Efficiency Rating	
Potential	76
Current	50
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

