



GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

10, Cowley Grove Waterlooville PO6 0YP	Energy rating B	Valid until: 29 March 2027
Certificate number: 7008-7016-7317-5503-9950		
Property type	Detached house	
Total floor area	127 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

10 Cowslip Grove

Clanfield, Waterlooville PO8 0WP

Price: £575,000

DESCRIPTION

Situated in a prominent position overlooking an attractive green you will find this FOUR BEDROOM DETACHED flint fronted David Wilson family residence situated on a highly sought after development in Clanfield. The current owners have certainly poured a lot of love and hard work into the property since the purchase in 2017 and have created an extremely high specification throughout. Internally downstairs there is a Mereway bespoke handmade kitchen with NEFF integrated appliances including a dishwasher, full height fridge and full height separate freezer, five ring gas hob and double NEFF slide and hide oven and separate microwave oven as well as having a separate utility area. The flooring downstairs which runs throughout is solid walnut hardwood and is certainly striking in your dual aspect lounge with shutters. Upstairs three of the bedrooms have bespoke hand made fitted cabinetry and wardrobes from Deanes in Fareham. The master bedroom also benefits from an individually controlled heating system, and an en-suite with power shower and Amtico flooring. Outside in your landscaped private and secluded south east facing rear garden there is now a cedar wood clad home office built in 2020, this benefits from high speed fibre broadband as well as internally spot lighting, remote controlled electric blackout blind and a heater. The office also has bi-fold doors opening out into your garden and exterior lighting. Externally your tandem driveway leads to your GARAGE with Electric roll up door. The Garage has been transformed into a GYM and has been insulated boarded, plastered and painted and has cushioned impact flooring a TV point, integrated speaker system and WIFI receiver. Additional benefits come in the form of three years remaining on the NHBC CERTIFICATE and owned solar panels.

ACCOMMODATION

ENTRANCE HALL & WC

LOUNGE: 20' 6" x 11' 5" (6.24m x 3.48m)

KITCHEN/DINER: 20' 6" x 12' 0" (6.24m x 3.65m) excluding bay.

UTILITY

FIRST FLOOR LANDING

BEDROOM 1: 17' 2" Narrowing to 9'0" x 11' 3" narrowing to 4'3" (5.23m x 3.43m)



EN-SUITE SHOWER ROOM: 6' 0" x 4' 1" (1.83m x 1.24m)

BEDROOM 2: 12' 0" x 10' 2" (3.65m x 3.10m) Fitted Wardrobes.

BEDROOM 3: 11' 9" x 8' 1" (3.58m x 2.46m)

BEDROOM 4: 8' 0" x 6' 6" (2.44m x 1.98m)

FAMILY BATHROOM: 6' 3" x 5' 8" (1.90m x 1.73m)

OUTSIDE

REAR GARDEN

DRIVEWAY & GARAGE: 19' 1" x 9' 1" (5.81m x 2.77m)

GARDEN OFFICE/CABIN: 10' 4" widening to 12'5" x 7' 4" widening to 8'0" (3.15m x 2.23m)

