

## OFFERS IN EXCESS OF £700,000

ANTHILL CLOSE, DENMEAD, PO7 6ND



- Four Bedrooms
- Entrance Hall & Downstairs Cloakroom
- Open Plan Fitted Kitchen/Lounge/Diner
- Separate Office/Study
- Modern Bathroom
- Matching En-Suite Wet Room
- Gas Central Heating & Double Glazing
- Double Garage/Workshop
- Ample Off Street Parking For Vehicles, Motorhome or Boat
- Generous Enclosed Rear Garden
- Requested Western Side Of Denmead Village

### Portchester Office

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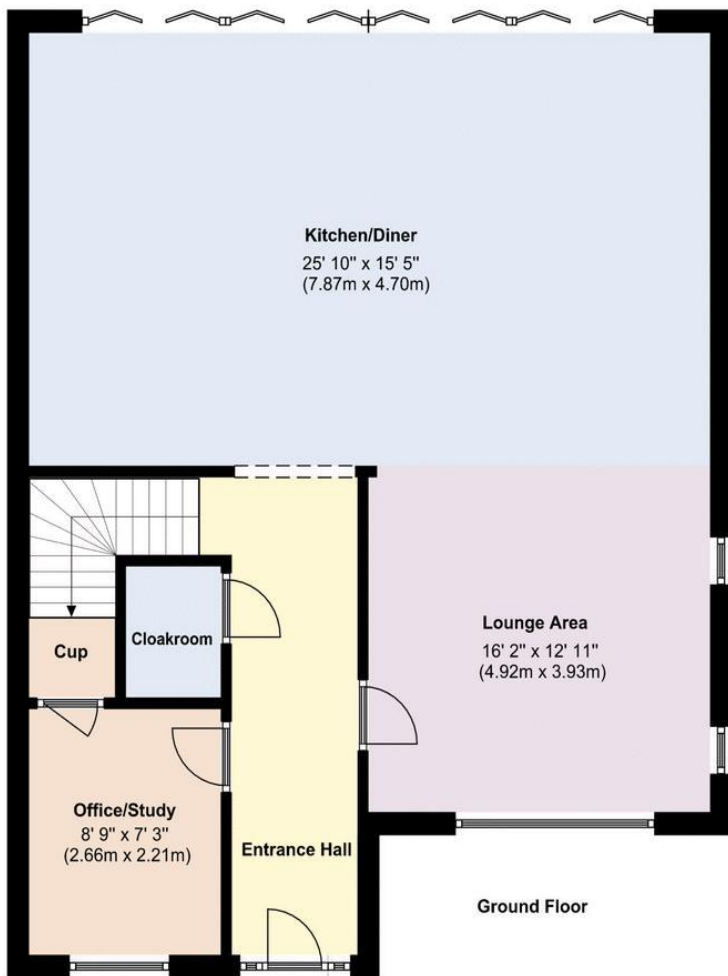
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2672

Council Tax Band: E

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

UPVC part double glazed front door with matching side panels into:

### Entrance Hall:-

Return staircase to first floor with oak handrail and glass balustrade, two contemporary vertical radiators, tiled flooring, smoke detector and flat ceiling with spotlighting inset. Door to:

### Downstairs Cloakroom:-

4' 8" x 3' 7" (1.42m x 1.09m)

Modern suite comprising: WC with concealed cistern and tiled surround, wall mounted wash hand basin inset vanity unit with mixer tap, fitted mirror, flat and sloping ceiling with spotlighting inset, chrome heated towel rail, continuation of tiled flooring and extractor.



### Lounge/Kitchen/Diner:-

27' 9" x 25' 10" (8.45m x 7.87m) Maximum Measurements

A stunning triple aspect living space.



### Lounge Area:-

16' 2" x 12' 11" (4.92m x 3.93m)

UPVC double glazed window to front elevation with fitted shutter blinds and twin UPVC double glazed windows to side elevation, contemporary vertical radiator, TV aerial point and flat ceiling with spotlighting inset.



### Kitchen/Diner:-

25' 10" x 15' 2" (7.87m x 4.62m)

Full width UPVC double glazed bi-folding doors overlooking and accessing the rear garden, extensive range of modern fitted base and eye level soft close units, worksurfaces, built-in Hotpoint eye level oven and grill, electric hob with mirrored splashback and extractor above, built-in fridge/freezer, matching island unit with single sink unit and boiling water/filter mixer tap, built-in dishwasher, washing machine and further storage, tiled flooring, smoke detector, space for table and chairs, contemporary vertical radiator and flat ceiling with spotlighting inset.

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**Office/Study:-**  
8' 9" x 7' 3" (2.66m x 2.21m)

UPVC double glazed window to front elevation with fitted shutter blinds, built-in desk (to remain), deep built-in under stairs storage cupboard, contemporary vertical radiator and flat ceiling with spotlighting inset.



**First Floor Landing:-**

UPVC double glazed window to side elevation with fitted remote control blind, contemporary vertical radiator, flat ceiling with spotlighting inset and access to loft via fitted ladder with power connected and housing the gas central heating boiler. Doors to:

**Bedroom One:-**  
12' 6" x 12' 0" (3.81m x 3.65m)

UPVC double glazed window to rear elevation overlooking the garden with fitted blinds, contemporary vertical radiator, TV aerial point, feature wood panelling to wall with wall mounted bedside cabinets (to remain) and flat ceiling with spotlighting inset. Sliding glass door to:

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**Modern En Suite Wet Room:-**  
8' 10" x 2' 9" (2.69m x 0.84m)

Opaque UPVC double glazed window to side elevation, matching modern suite comprising: rainwater shower with handheld shower attachment, wall mounted wash hand basin with mixer tap, wall hung WC with concealed cistern and shelf above, tiled walls, mirror fronted cabinet with sensor light, modern chrome heated towel rail, tiled flooring, extractor and flat ceiling with spotlighting inset.

**Bedroom Two:-**  
13' 0" x 12' 0" To Door (3.96m x 3.65m) Maximum Measurements

UPVC double glazed window to rear elevation overlooking the garden with fitted remote control blind, contemporary vertical radiator and flat ceiling with spotlighting inset.



**Bedroom Three:-**  
12' 11" x 10' 4" (3.93m x 3.15m)

UPVC double glazed window to front elevation with fitted remote control blind, contemporary vertical radiator and flat ceiling with spotlighting inset.



**Bedroom Four:-**  
12' 7" x 5' 10" (3.83m x 1.78m)

Dual aspect room with UPVC double glazed window to front and side elevations both with fitted remote control blinds, contemporary vertical radiator and flat ceiling with spotlighting inset.

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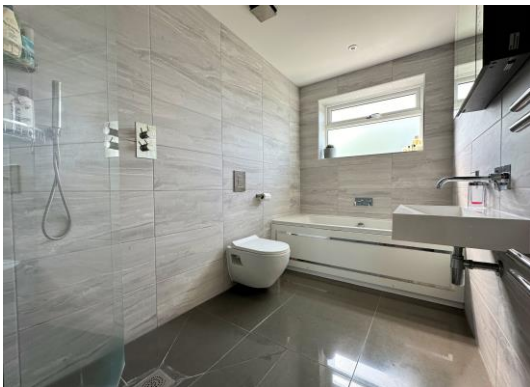
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**Bath & Shower Room:-**  
9' 3" x 5' 5" (2.82m x 1.65m)

Opaque UPVC double glazed window to side elevation, matching modern suite comprising: panelled bath with central mixer tap, wall mounted wash hand basin with mixer tap, mirror fronted cabinet with sensor light, wall hung WC with concealed cistern, shower area with rainwater shower, handheld shower attachment and screen, tiled walls, modern chrome heated towel rail, tiled floor, extractor and flat ceiling with spotlighting inset.



**Outside:-**

Generous plot, ample shingle parking ideal for several vehicles, motorhome or boat, water tap, low level brick wall and wooden gate gives pedestrian access to rear garden. Driveway leads to:



**Garage/Workshop:-**  
17' 0" x 17' 0" (5.18m x 5.18m)

Electric roller door, power connected and pull down ladder leads to mezzanine storage area.

**Rear Garden:-**

Enclosed, generous size, raised decking for entertaining purposes with lighting inset, remainder laid mainly to lawn with conifers and mature hedging.



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