








AT A GLANCE

-  Impressive Detached Family Home
-  Large South Facing Garden
-  4 Double Bedrooms
-  Three Bathrooms
-  Principle Bedroom With Dressing Room
-  Office / Study
-  Superb Open Plan Kitchen/Family Area
-  Oak Frame Out Building With Hot Tub & Bar Area
-  Off Road Parking
-  Very Close To Cowplain Centre





ABOUT THE PROPERTY

An impressive detached family home situated a short distance from Cowplain centre, this property combines elegance, modern amenities, and thoughtful design, making it an ideal choice for families seeking a comfortable and stylish living space.

The highlight of this home is its large south-facing garden, which offers abundant natural light throughout the day. The garden features an oak frame outdoor building, providing a versatile space perfect for year-round enjoyment. Whether hosting summer barbecues, relaxing with a book on a rainy day, or creating a play area for children, this outdoor building enhances the garden's functionality and appeal.

Inside, the stunning kitchen is a chef's dream, equipped with high-end integrated appliances and ample counter space. The kitchen flows seamlessly into an open-plan living area, creating a spacious and inviting environment for both daily living and entertaining. Large windows and elegant finishes add to the sense of openness and luxury, making this space the heart of the home where friends and family will love to gather.

The property also boasts a separate living room, which can easily be converted into a guest room. This room includes a full en-suite shower room, offering privacy and comfort for overnight guests or extended family visits. This flexibility is a valuable feature, providing additional accommodation options as needed.





ABOUT THE PROPERTY

For those who work from home, the dedicated office/study is a highly sought-after feature. This quiet, focused space ensures productivity and comfort, catering to the growing need for home office setups.

Practicality is further enhanced by the utility room, which includes convenient access to the side of the property. This room efficiently handles all laundry tasks, keeping them out of the main living areas. Additionally, it houses a downstairs WC, adding convenience for both residents and guests.

On the first floor, the home continues to impress with two large double bedrooms, each offering ample space and natural light. These rooms share a superbly appointed family bathroom, complete with modern fixtures and a relaxing ambiance.

The principal bedroom suite is a standout feature, providing a luxurious retreat for homeowners. This suite includes a spacious walk-in wardrobe, offering plenty of storage, and a full en-suite shower room, ensuring privacy and comfort.

Parking is never an issue, with a driveway that accommodates three cars in tandem style. This practical feature adds to the home's convenience, ensuring ample space for family vehicles and visitors.

Located close to Cowplain centre, the property benefits from easy access to a range of local amenities, including shops, schools, parks, and dining options. The combination of a prime location, exceptional design, and versatile spaces makes this home a perfect choice for modern family living.



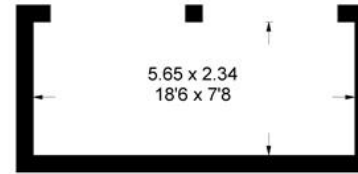




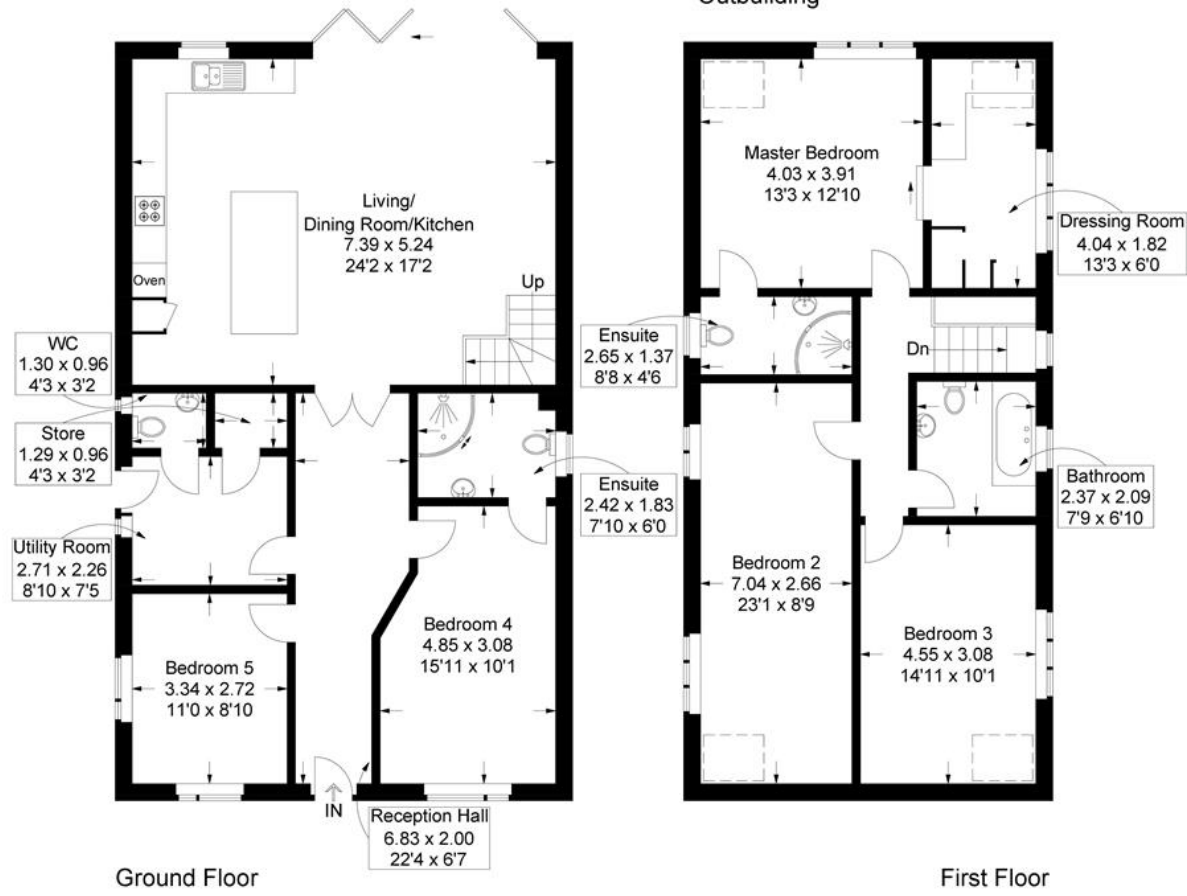


King's Road, Cowplain

Approximate Gross Internal Area = 170.6 sq m / 1836 sq ft
 Outbuilding = 13.2 sq m / 142 sq ft
 Total = 183.8 sq m / 1978 sq ft



Outbuilding



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



LOCATION

Cowplain is a charming suburban area located within the borough of Havant in Hampshire, England. Known for its friendly community atmosphere and convenient amenities, Cowplain offers a comfortable and balanced lifestyle, making it an attractive location for families, professionals, and retirees alike.

Community and Lifestyle:

Cowplain is characterized by its strong sense of community, where residents enjoy a welcoming and neighborly environment. The area boasts a variety of local clubs, societies, and events that foster a close-knit community spirit.

Shopping and Dining:

The town center provides a range of shopping options, including local shops, supermarkets, and essential services. For dining, Cowplain offers a selection of cafes, pubs, and restaurants, catering to diverse tastes and preferences. Whether you're looking for a casual meal or a more refined dining experience, there are plenty of choices available.

Education:

Families are well-served by several reputable primary and secondary schools in and around Cowplain. These schools are known for their commitment to providing quality education and a supportive learning environment, making the area an excellent choice for families with children.

Recreation and Green Spaces:

Cowplain offers ample recreational opportunities, with parks and green spaces providing residents with areas for outdoor activities, relaxation, and play. Local parks such as Queen's Inclosure and Hart Plain provide scenic spots for walks, picnics, and enjoying nature.

Transport Links:

The area is well-connected with efficient transport links, making it easy for residents to commute and travel. The A3(M) motorway is nearby, providing direct access to major cities such as Portsmouth, Southampton, and London. Public transport options, including regular bus services, enhance connectivity within the region.

Healthcare:

Cowplain benefits from a range of healthcare facilities, including medical centers, dental practices, and pharmacies, ensuring residents have convenient access to essential health services.

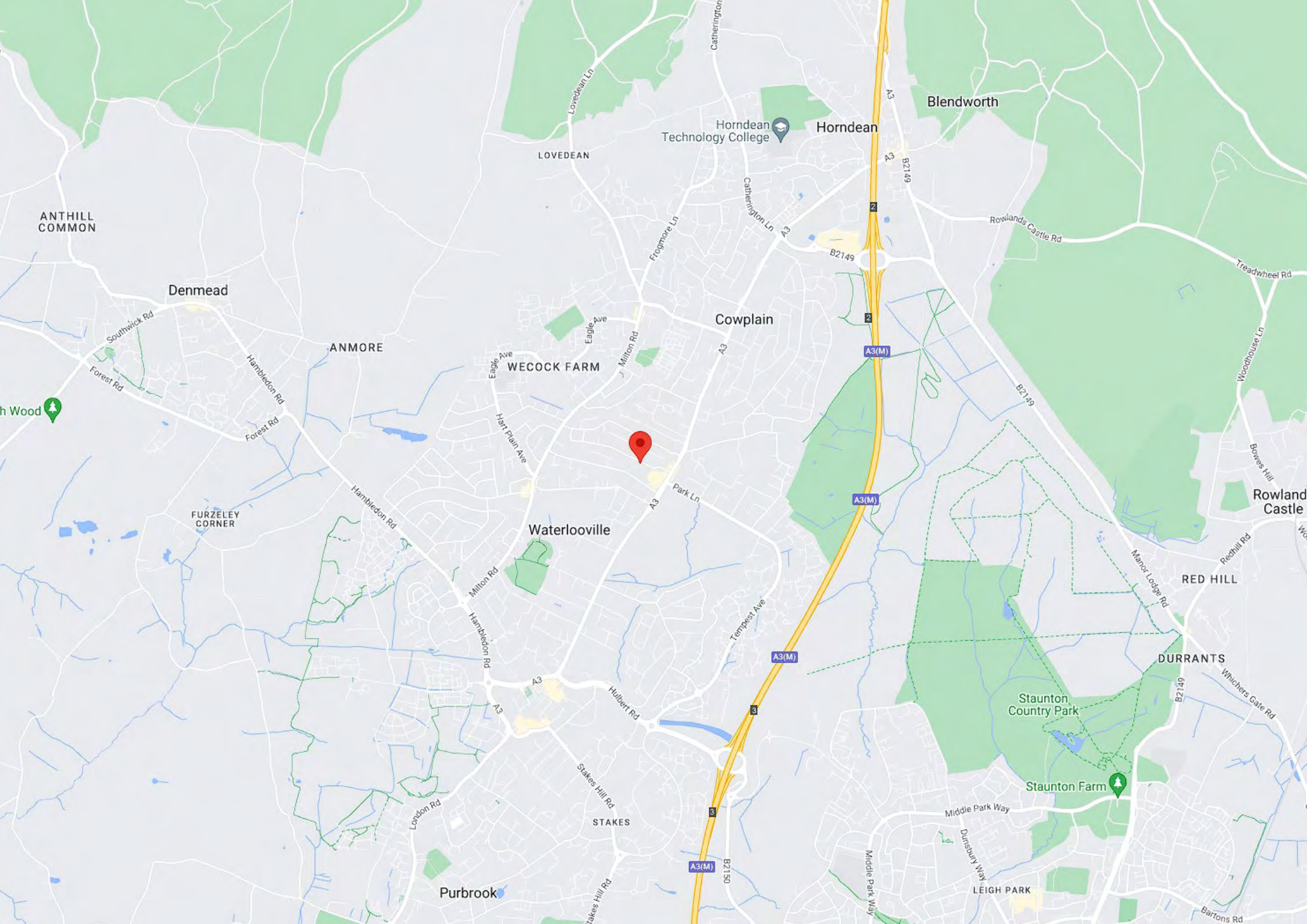
Housing:

The housing market in Cowplain offers a mix of properties, from modern apartments and townhouses to traditional family homes. The area's real estate caters to various needs and budgets, attracting a diverse range of residents.

Local Attractions:

The nearby South Downs National Park and the coast offer additional recreational opportunities, from hiking and cycling to exploring beautiful beaches and historical sites. These attractions provide a perfect escape for those looking to enjoy outdoor adventures and scenic beauty.

In summary, Cowplain is a vibrant and well-rounded community that offers the best of suburban living. With its excellent amenities, strong community spirit, and convenient transport links, it provides a high quality of life for its residents.



ANTHILL COMMON

Denmead

ANMORE

FURZELEY CORNER

WECOCK FARM

Waterlooville

Purbrook

STAKES

Cowplain

Hordean Technology College

Hordean

Blendworth

Staunton Country Park

Staunton Farm

LEIGH PARK

RED HILL

Rowland Castle

DURRANTS



THE AGENT

Christopher Smeed
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

NEXA

PROPERTIES



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