















AT A GLANCE

-  Beautiful 100ft South Facing Garden
-  Fully Insulated Outbuilding/Gym/Bar
-  Three Bedrooms
-  Impressive Open Plan Kitchen/Dining/Family Area
-  Conservatory With Newly Laid Paved Sun Terrace
-  Elegant Décor & Styling Throughout
-  Off Road Parking For Several Vehicles
-  Garage / Utility Area
-  Four Piece Bathroom With Roll Top Bath
-  No Forward Chain!



ABOUT THE PROPERTY

I am thrilled to present this beautifully presented semi-detached family home, located in the highly sought-after area of The Dale, Widley.

From the moment you step inside, you'll experience an inviting warmth that immediately makes you feel at home.

The spacious entrance hall, complete with original oak flooring, is both elegant and practical, offering a welcoming space to receive guests. It includes a purpose-built cloakroom for coats, boots, and more, adding a thoughtful touch of convenience.

The open-plan ground floor layout is truly impressive and designed for modern living. The light-filled living room features a bay window and stunning Karndean light oak flooring, which flows seamlessly throughout the entire ground floor, creating a harmonious and elegant atmosphere.

Continuing through the home, the wonderfully designed kitchen and dining area steal the show. This space leads directly into a spacious conservatory, perfect for additional dining or lounging, all while enjoying views of the garden. Thanks to the property's south-facing orientation, natural light floods every corner of the home, especially the rear living areas. There's also the added bonus of a downstairs closet and W.C. for extra convenience.





ABOUT THE PROPERTY

One of the standout features of the property is the beautiful turning staircase, which leads to a galleried landing on the first floor, adding a sense of grandeur and space.

Upstairs, there are two generously sized double bedrooms and a good-sized single bedroom, each tastefully decorated and filled with natural light. The bathroom is a particular gem, offering a luxurious four-piece suite and plenty of space. There's even room to add an additional shower or bath, should you wish, while still maintaining the spacious feel.

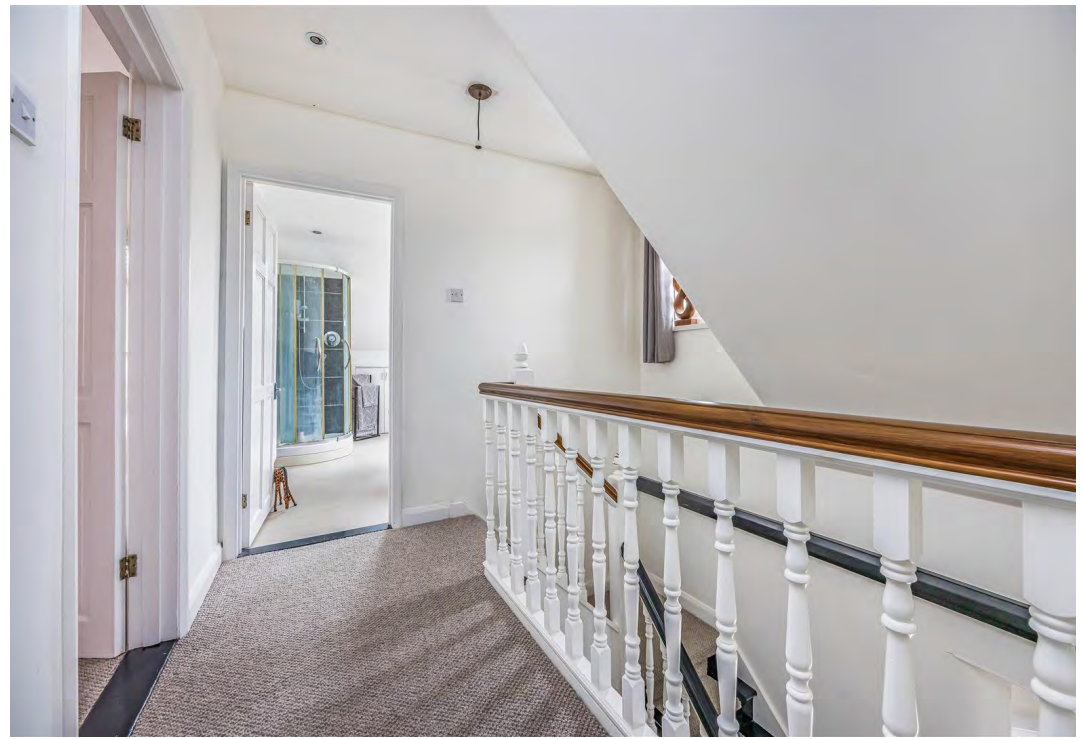
Stepping outside, the south-facing garden is an ideal space for entertaining and relaxing. A detached garage to the rear of the property doubles as a utility room and storage area, with two well-designed seating areas to enjoy. Adjacent to the conservatory is a newly laid patio creating a blissful seating area, perfect for outdoor dining, while an additional paved patio offers a more secluded spot to unwind.

The long, lawned garden is flanked by mature shrubs and trees, providing a natural and peaceful backdrop. At the top of the garden is a raised area with a purpose-built studio, fully insulated and versatile enough to serve as a home gym, office, or games room. Additional seating under a second pergola makes this area perfect for entertaining guests or simply enjoying the tranquillity.

This stunning home in The Dale will undoubtedly make a beautiful and comfortable residence for any family lucky enough to secure it. Its thoughtful design, spacious layout, and premium location make it an exceptional opportunity not to be missed.









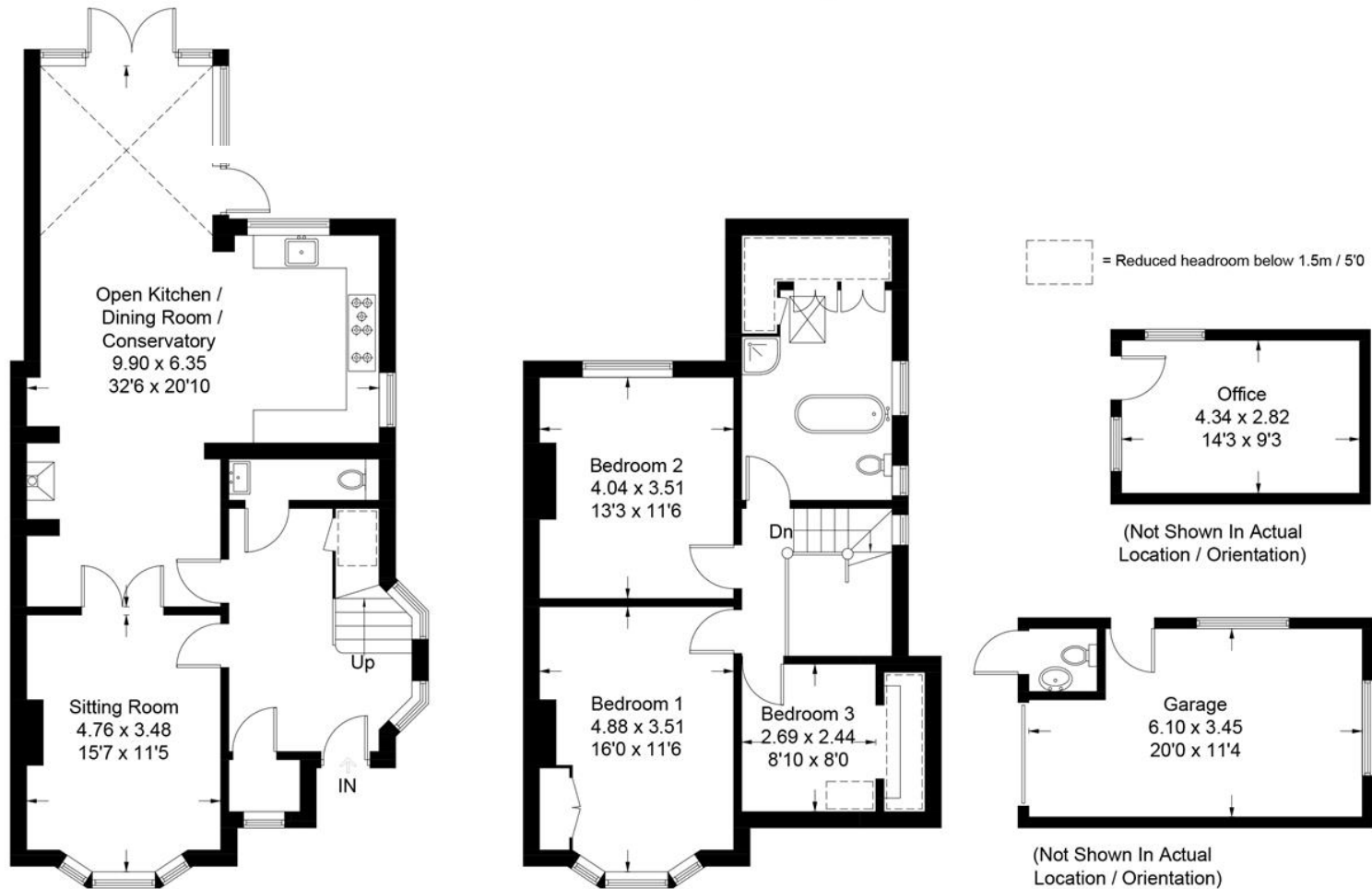


48 The Dale, Widley PO7 5DE

Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft

Garage / Office = 33.2 sq m / 357 sq ft

Total = 176.8 sq m / 1903 sq ft



Ground Floor

First Floor

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. (ID896375)

LOCATION

Widley and Waterlooville are charming and popular areas in Hampshire, known for their family-friendly environments, convenient transport links, and access to both natural beauty and urban amenities.

Widley:

Widley is a peaceful, residential area situated between Portsmouth and Waterlooville. It's ideal for those seeking a quiet lifestyle while still being close to city conveniences. Characterized by leafy streets and a range of well-maintained properties, Widley is a great choice for families and retirees alike.

Key features of Widley include:

Scenic Countryside: Close to the South Downs National Park, offering beautiful walks and outdoor activities.

Transport Links: Easy access to the A3(M) and M27 motorways, making travel to Portsmouth, Southampton, and London convenient. Public transport links also make commuting straightforward.

Schools: Several reputable schools serve the area, making it a popular choice for families with children.

Community Feel: A close-knit community with various local clubs, parks, and recreational activities, providing a welcoming atmosphere for residents.

Waterlooville:

Waterlooville is a larger, bustling town located just north of Widley, offering a blend of modern amenities and a lively community. The town has grown significantly in recent years, providing a more urban experience with plenty of services and activities for residents.

Key features of Waterlooville include:

Shopping & Dining: Waterlooville town centre boasts a range of shops, from big-name brands to independent stores, as well as a variety of cafes, restaurants, and pubs.

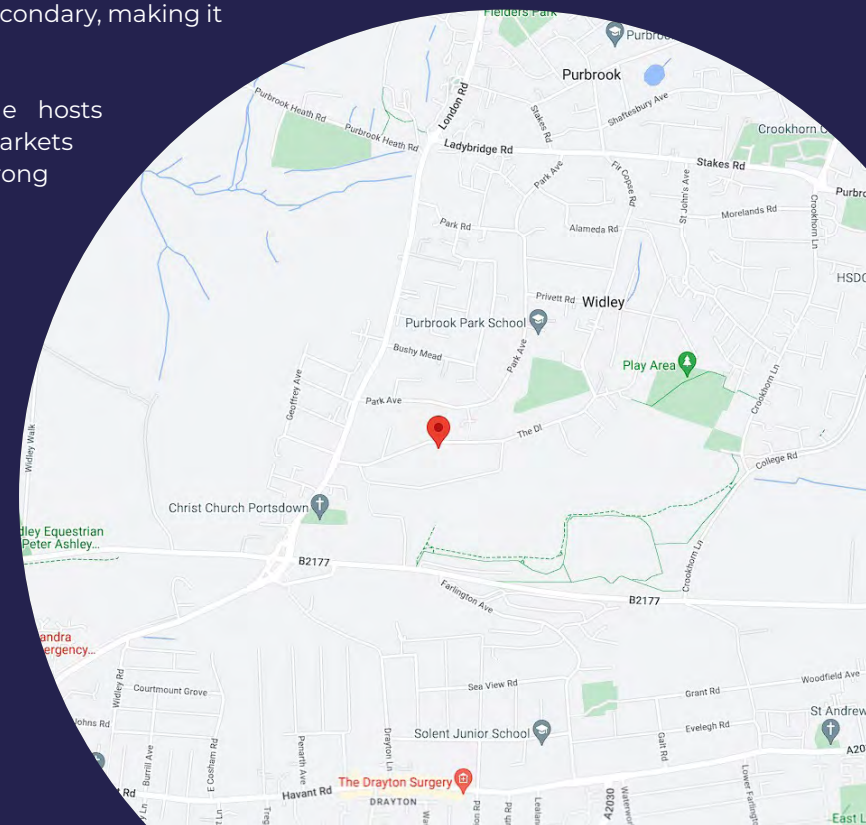
Leisure Activities: The area is well-served by leisure centres, sports clubs, and local parks. Nearby Queen Elizabeth Country Park offers vast green spaces for hiking, cycling, and picnicking.

Transport & Connectivity: Like Widley, Waterlooville benefits from excellent road links via the A3(M) and nearby railway stations, making it easy to commute to Portsmouth and London.

Education: Waterlooville has numerous well-regarded schools, from primary through to secondary, making it an attractive option for families.

Thriving Community: Waterlooville hosts regular events, such as farmers' markets and local festivals, fostering a strong sense of community.

Together, Widley and Waterlooville provide a perfect blend of suburban tranquillity and urban convenience, making them attractive areas to live in for families, professionals, and retirees alike.





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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