



7 Woodville Road

Bedhampton, Havant, PO9 3NU

Offers in excess of £585,000



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Welcome to Woodville Road...

Easily one of the most surprising, deceiving and fantastic homes I've ever listed... This extended four bedroom detached chalet home, occupies a plot and a half, with the current owners having brought an additional garden... creating the party space and garden of dreams! It boasts a fully operational 'pub', putting green, beauty cabin with water, a garden loo, Veranda seating area and a hot-tub (available via separate negotiation)... The house itself has been finished to an immaculate standard and offers flexible living accommodation over two floors.

Entering via the composite front door, you arrive in the entrance hallway which has doors to all ground floor rooms, a door to the lobby and stairs to the first floor and is finished with wooden flooring. Occupying the front aspect of the home, is both the Master Bedroom and Bedroom 4. The Master Bedroom is double aspect, with two double glazed windows each with a made-to-measure Venetian shutter and there is a sliding Oak door to the walk-in wardrobe! Bedroom four also has a double glazed window to the front, fitted mirrored wardrobes and there is room for a small double bed.

Carrying on through the home, you reach the family bathroom, which has also been extended within recent years, to create a large four-piece bathroom suite. Comprising of a stunning freestanding roll-top bath with Victorian mixer taps, a large walk-in shower cubicle, high-flush WC, heated towel rail and pedestal sink, this bathroom suite is a true mix between contemporary finishes and tiling and a Victorian bathroom suite with character.

The lounge is a cosy room with a double glazed window to the side aspect and internal oak bi-folding doors on to the kitchen diner meaning you can create an open-plan space if you wish or in the depths of winter, shut off your lounge to create a cosy sanctuary.

Starting as an L-Shape and stretching across the rear of the home is the stunning kitchen diner with two sky lanterns and bi-folding doors on to the garden, flooding the home with light. The kitchen itself is fitted with a large range of high-gloss wall and base units housing integral appliances such as fridge freeze, dishwasher, double electric ovens, gas hob and washing machine, with ample Quartz worktops over and inset sink and drainer.

For access to the first floor, there is an internal oak door to a small lobby which has handy storage for shoes and coats and the stairs to the first floor. On this level there are two double bedrooms, each built into the loft dormer but with as maximum head-height as possible and they both share a modern Jack'n'Jill ensuite shower room and toilet. Bedroom Three also has the unusual but wonderful addition of a Juliette balcony with views over the garden whilst Bedroom two has a full range of fitted mirrored wardrobes.

Externally the property benefits from a larger-than-average garden, having previously purchased the rear neighbour's garden also. The plot is divided almost in two, with a pleasant rose and wicker arch and gate, to the bottom section. The top half of the garden is laid with artificial turf, which also has a 'putting green' cut into - ideal for the keen golfer. There is also a summerhouse/cabin here which has electricity and

recently had water plumbed to it, creating a fantastic opportunity for someone to run a beauty business from home! There is also pedestrian side access to the garden, meaning clients don't need to come through the home.

The second half of the garden, is the section that houses 'the pub' which is a large composite cabin with steps up to and is fitted with lighting, a full bar with tiling, electricity, TV points and room for a sofa and snooker table! There is a neighbouring structure housing 'the garden loo' which is ideal for parties and there is also a large Veranda, which has lighting, creating a serene place to wind down and enjoy drinks in the summer. There is still a large section of the garden with more potential – did someone say swimming pool?!

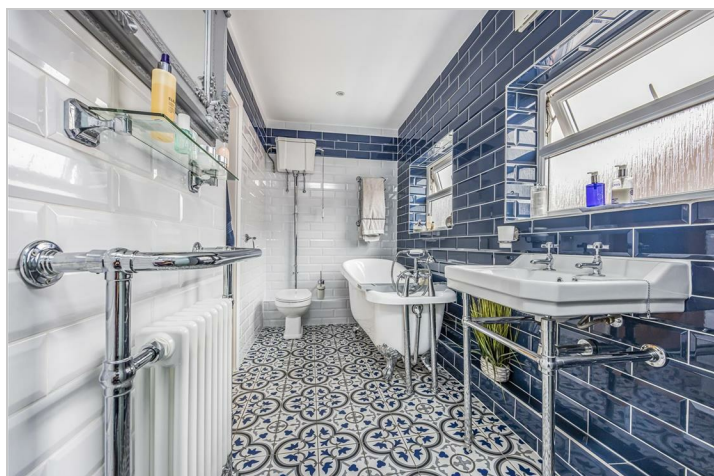
The hot-tub is available via separate negotiation.

To the front, the property has a dropped kerb providing off-road parking for 3 vehicles and a block paved driveway.

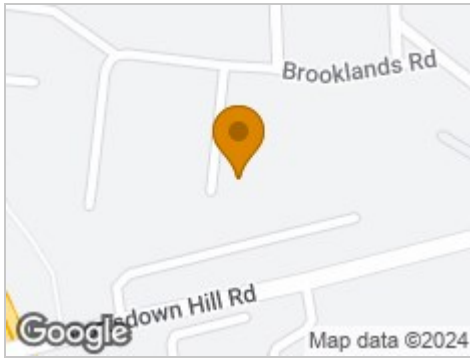
Viewing appointments are absolutely essential but available with pre-booking 7 days a week...

Location

This property is located in the popular town of Bedhampton, which is a part of the borough of Havant but within a quiet, little-known cul-de-sac. Just a 2 minute drive to the junction for both the A3M and A27 - this home gives the best of both worlds being well-situated for commuters but in a quiet cul-de-sac. This home is in the catchment areas for the popular Bidbury Infant and Junior Schools and Warblington, Crookhorn or Oaklands Senior school.



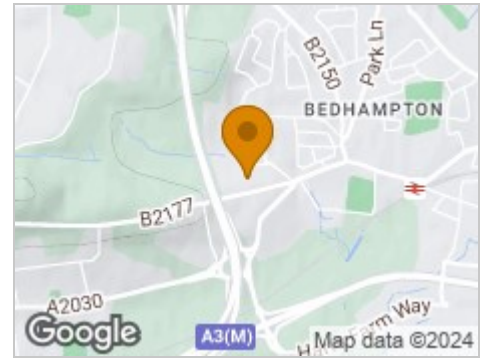
Road Map



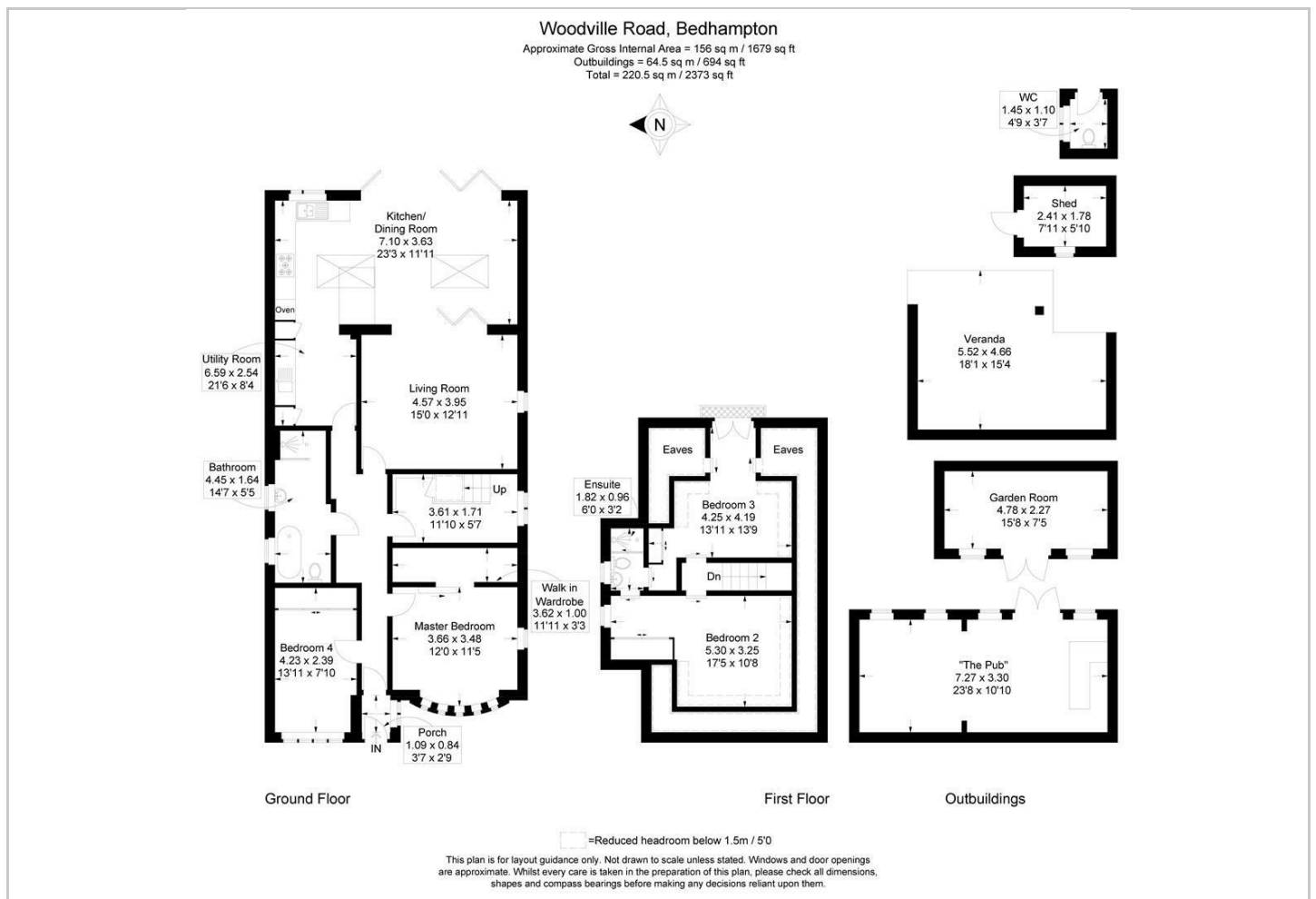
Hybrid Map



Terrain Map



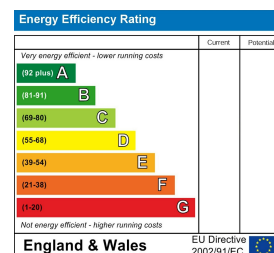
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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