



## 291 Havant Road

Farlington, Portsmouth, P06 1DD

£950,000





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## Welcome to 291...

Nestled in the highly desirable area of Farlington, this exquisitely presented and impressive five-bedroom detached family home perfectly marries modern living with practical functionality. Expertly extended and renovated to the highest specification, this property is a must-see for those discerning buyers looking for a sizeable home in the PO6 area and catchment for outstanding local schooling such as Solent Infant and Junior Schools and Springfield Senior School.

The heart of the home is the stylish open-plan kitchen, dining, and family area across the rear of the home - an ideal space for entertaining guests and creating lasting memories with loved ones. With expansive bi-folding doors on to the garden the interior and exterior of this home blend seamlessly. The kitchen is fitted with a host of high-gloss handle-less wall and base units which house a full range of integrated appliances. The huge kitchen island sweeps across the room creating a wonderful focal point and seating area and the family area benefits from a log-burner fire, media outlets and room for sofa suite. There is also inset LED tray mood lighting, air-con and underfloor heating for that added convenience. A thoughtfully designed utility room adds convenience, while a bespoke gym/home office with a vaulted ceiling in a detached garden room, offers a dedicated space for fitness enthusiasts or those working from home. There is a snug lounge at the front of the home, with a log-burner, which is the perfect space to shut yourself away on a winter's evening.

The living accommodation on the first and second floors incorporate five bedrooms, featuring two bathrooms and a dressing room, meaning this home

provides both comfort and convenience for the modern family. The Master Bedroom occupies a position overlooking the rear of the garden and that wonderfully green garden and benefits from that walk-in wardrobe which does have potential to be an en-suite if so desired. The top floor of this home provides amazing space for teenagers or guests, with a double bedroom, storage area and it's own contemporary shower room, which is largely tiled.

The exterior of the property boasts a stunning private garden, an ideal spot for relaxation or entertaining. This outdoor oasis here is something unlike many other Portsmouth homes can offer which is a serene and leafy escape, perfect for alfresco dining, children's play, or simply enjoying the beauty of nature. The garden has pockets of entertaining and relaxing spaces, including a patio seating area under a pergola. The garden is abundant in foliage with a large range of established and mature tree's and shrubs and additional planting borders, perfect for the avid gardener... Plus there is a large, beautiful eucalyptus tree giving the garden a unique talking point. Complementing the outdoor space to the rear, the property includes a garage and a spacious driveway to the front, offering ample parking for multiple vehicles. This practical feature ensures convenience for homeowners and guests alike. Also in the garden is the detached garden room which has potential to be converted to a self-contained annexe (subject to necessary PP) for multi-generational living. Equally this is currently in use as a gym but could create a fantastic business space such as salon, home office or music room. Whether you're hosting family gatherings, social events, or seeking a peaceful retreat, the expansive garden caters to all your outdoor living

requirements..

This home promises a lifestyle of comfort and elegance, with meticulous attention to detail evident throughout. The ample off-road parking and beautifully landscaped garden complete the package, making this property a perfect choice for those seeking both luxury and practicality. Viewing is highly recommended to fully appreciate the craftsmanship and unique appeal of this exceptional family home.

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## Road Map



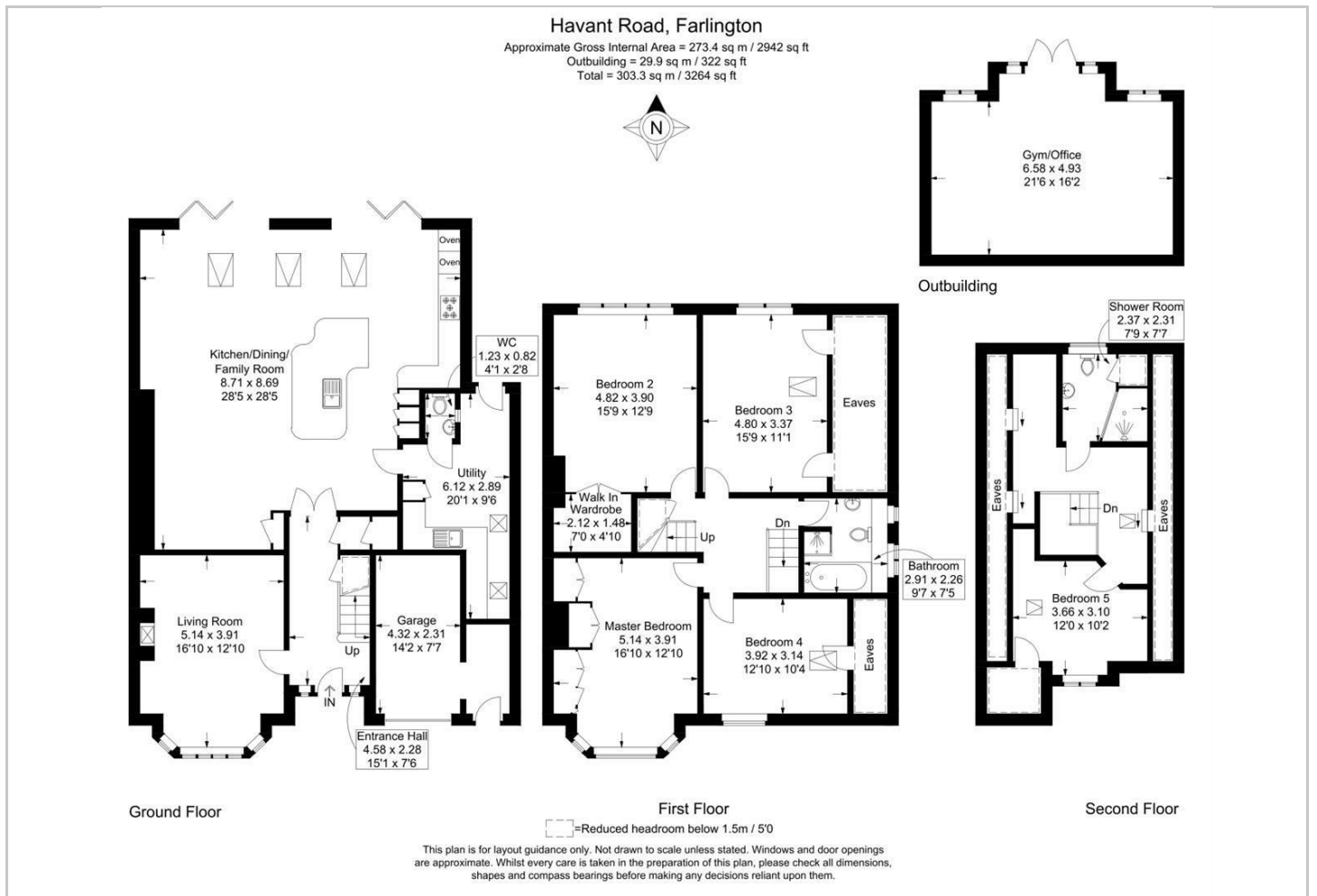
## Hybrid Map



## Terrain Map



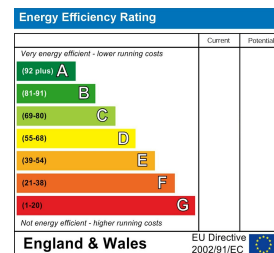
## Floor Plan



## 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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