



## 7 Cotton Way

'Old' Bedhampton, Havant, PO9 3FT

£499,995





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## Welcome to Cotton Way...

This beautiful detached family home featuring three bedrooms, a garage, and ample parking is welcomed to the market for sale. Located in the picturesque St Thomas' Mead development in Old Bedhampton, this nearly-new property (under 2 years old) boasts a classic design with an oak porch and great curb appeal and substantial wrap around garden which is not overlooked - unusual for a 'new build'. Finished to a high-specification throughout, this Bargate home is situated on a wide, quiet and private residential road in a little-known part of PO9.

The spacious entrance hall leads to an open-plan kitchen and dining area, complete with a stylish island and doors on to the garden. There are also doors to the downstairs WC, the lounge and there is a turning staircase up to the first floor.

The kitchen itself is fitted with a range of wall and base units in a shaker style, with ceramic sink, a range of integrated appliances and stylish tiled splashback. There is also a door to a utility room/pantry.. something Mums dream of! The lounge is double aspect with windows to the front and side elevations, is adorned with TV and telephone points and is finished in a neutral but snug and warm way.

On the first floor, there is a spacious landing, three bedrooms and two bathrooms, including an en-suite to Master. The Master is a beautiful double aspect room, with views over the garden and neighbouring woodland. The en-suite is a tiled shower room, with walk-in shower, low-level flush WC, wash hand basin and heated towel rail. Bedroom two also accommodates a double bed, whilst bedroom three

makes the most adorable nursery or child's room. All bedrooms are finished with carpet. The family bathroom is similarly finished with a white suite comprising a bath with shower over, low-level flush WC and wash hand basin.

Externally the property benefits from a large wrap around garden, again a surprising space for those that have a preconception about 'new builds' and there is massive potential for the garden to be further landscaped.

There is also a garage with up and over door and parking for two cars in front of.

There is an 'estate charge' for this home given its situation on a private road. This is approximately £310.00 per annum.

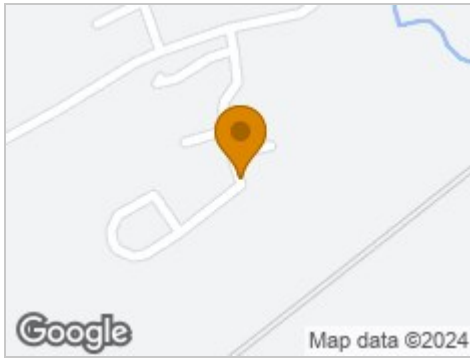
VIEWINGS STRICTLY BY APPOINTMENT, BUT AVAILABLE 7 DAYS A WEEK WITH PRE-BOOKING ...

## Location...

Old Bedhampton is a charming village, full of history and character, which is far more separate, quiet and rural than people expect when they think of 'Bedhampton'. Located near the South Downs, it's known for its beautiful old buildings and peaceful countryside. The village is dotted with thatched cottages and elegant Georgian houses, giving it a timeless feel. The green spaces closeby, including Bidbury Park and views of the River Wallington add to its beauty. The village green is a hub for local activities, making it a friendly and welcoming place. Old Bedhampton is a bit of escape, yet with easy access to Havant, Portsmouth and Chichester.



## Road Map



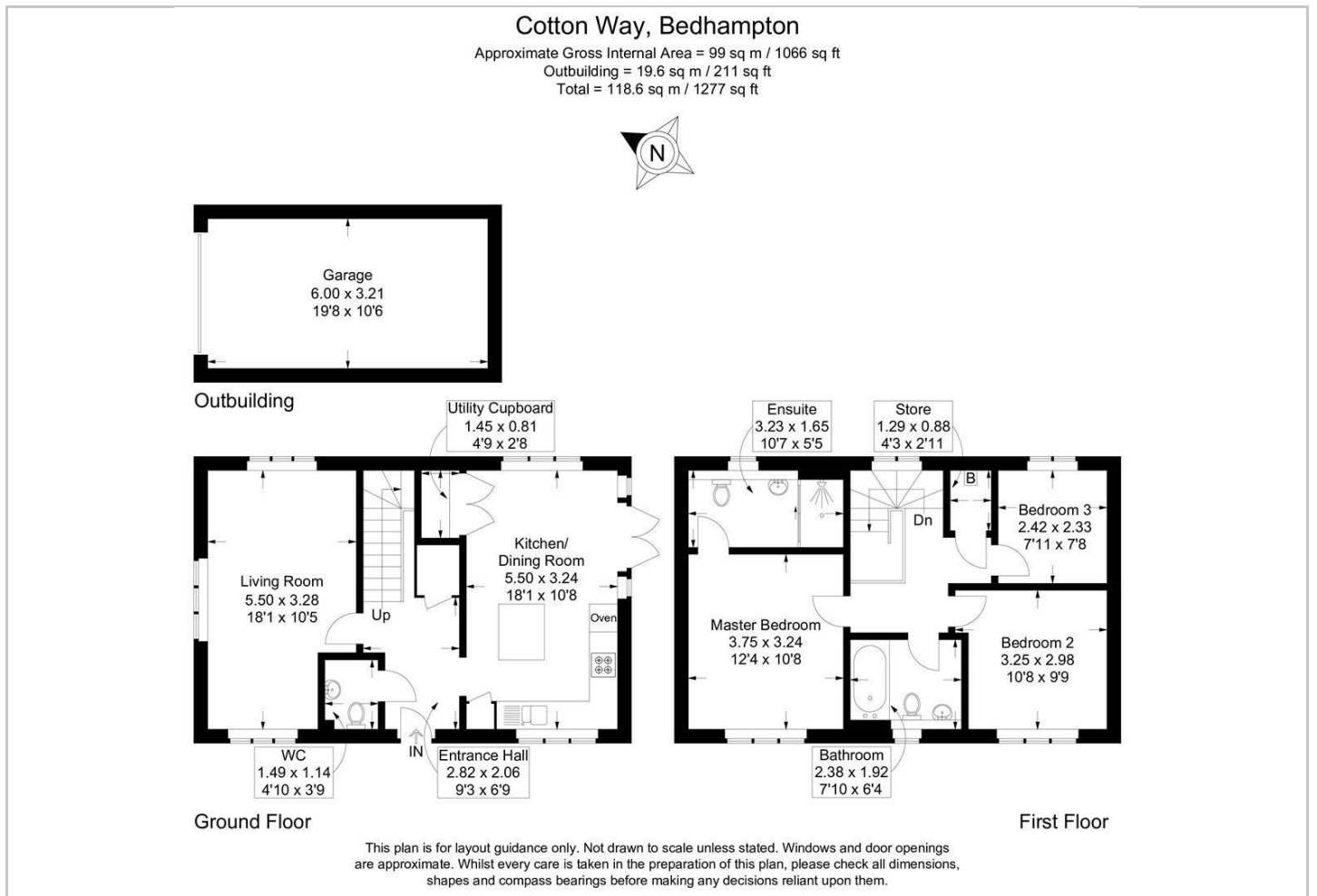
## Hybrid Map



## Terrain Map



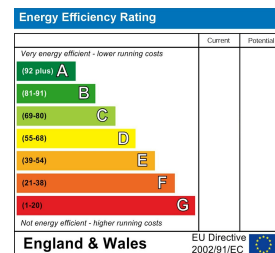
## Floor Plan



## 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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