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- ▶ **Beautifully Designed Five Bedroom Eco Home**
- ▶ **Underfloor Heating Throughout**
- ▶ **Drawing Room / Sitting Room With Balcony**
- ▶ **Two Spacious En-Suite Bedrooms And Fully Tiled Family Bathroom**
- ▶ **Tranquil Unspoiled Woodland**
- ▶ **Voltaic Tiles And Solar Hot Water Panels**
- ▶ **Atrium With Views Out To The Private South Facing Garden**
- ▶ **Large Utility Room With Ample Storage**
- ▶ **Dressing Room To Bedroom One And Fitted Cupboards To The**

Introducing a unique opportunity to own this beautifully designed five-bedroom eco home, boasting sustainable features such as voltaic tiles and solar hot water panels for eco-conscious living. Immerse yourself in luxury with underfloor heating throughout the property, creating a comfortable environment in every corner. The highlight of this stunning property is the atrium offering magnificent views of the private south-facing garden, providing a serene escape from the hustle and bustle of daily life. The drawing room/ sitting room comes complete with a balcony, the perfect spot to unwind and enjoy the peaceful surroundings.

Ample storage is a key feature of this home, with a large utility room catering to all your organisational needs. Two spacious en-suite bedrooms provide privacy and comfort, along with a fully tiled family bathroom for added convenience. Bedroom one boasts a dressing room, while fitted cupboards in every other bedroom ensure practicality meets style. As if the property itself wasn't enough, outside you will find tranquil unspoiled woodland, adding a touch of nature to the already picturesque setting. Furthermore, a double garage and driveway offer ample parking space for you and your guests, completing this exceptional property package. Embrace the luxury of this eco-friendly sanctuary and make this meticulously crafted home your own, every detail has been carefully considered to offer comfort and sustainability.









## Queens Road, Waterlooville, PO7

Approximate Area = 3463 sq ft / 321.7 sq m (excludes void)

Garage = 477 sq ft / 44.3 sq m

Total = 3940 sq ft / 366 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2024. Produced for Henry Adams. REF: 1135710

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Situation

The property is situated on one of Waterlooville's most desirable residential locations, close to the Queens Enclosure woodlands and Jubilee Park. You will find an excellent range of shops in Waterlooville itself and also Petersfield a few miles to the north. There is a twice weekly market in Petersfield held in The Square on Wednesday and Saturday. There are main line railway stations at Havant and Petersfield providing a service from Portsmouth to London Waterloo and the A3 bypass has improved access between the South Coast and London. Close by is a popular middle school, The Queens Enclosure. The number 37 bus runs hourly to either Havant or Petersfield and there is a regular bus service to Portsmouth.

5th June 2024



