



Tranquillity, 191b Havant Road, Drayton, Hampshire, PO6 1EE

TOWN & COUNTRY
SOUTHERN



A Unique Five Bedroom Modern
Detached Home

Hidden Away Location with an
Enclosed Garden

Swimming Pool & Summer House (Bar)

30' Open Plan Sitting / Dining / Fitted Kitchen

This admirably named home is located set back from the main road in a quiet tranquil backwater, it sits in a southerly facing position with a split-level garden which includes a large summer house / bar and heated outside swimming pool. The accommodation itself has been extended by the current owners and provides 2243 sq ft of living space arranged

over two floors and comprises: hallway, bedroom with en-suite shower room, open plan 30' kitchen incorporating a dining and seating area with bi-folding doors leading to rear garden, cloakroom, utility room and study on the ground floor with four bedrooms, the primary one having an en-suite wet room and a large family bathroom on the first floor. Being

within catchment of both Court Lane and Springfield Schools (subject to confirmation) as well as good commutable road links, recreation grounds, shopping amenities, restaurants and bars in the centre of Drayton, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction where No.191B can be found via a private entrance to the side of the Haven Rest Home on the left-hand side.

ENTRANCE: Covered porch with double glazed main front door with frosted panel and panel to one side leading to:

HALLWAY: Balustrade staircase rising to first floor with understairs storage cupboard, frosted window to front aspect, textured ceiling with coving, ceiling spotlights, tiled flooring, doors to primary rooms, radiator.

BEDROOM 1: 20'11" maximum x 14'1" Double glazed leadlight window to front aspect overlooking driveway, ceiling spotlights, recessed area with space for wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM: Fully panelled to walls, shower cubicle with Mira shower and sliding door, extractor fan, ceiling spotlights, chrome heated towel rail, concealed cistern w.c., with dual flush, wash hand basin with mixer tap, mirror with automated lighting over, laminate flooring.



KITCHEN INC: SEATING & DINING AREA: 30'3" maximum x 24'11" maximum.

Seating area: Ceiling spotlights, high quality vinyl flooring with underfloor heating, double glazed window to rear aspect with lantern window over, leading to:

Dining area: Matching flooring with underfloor heating, glass wall with bi-folding doors to rear aspect overlooking rear garden and terrace.

Kitchen: Comprehensive range of grey fronted floor units with soft close mechanism, quartz work surface and matching splashback, inset single drainer sink unit with quartz drainer, mixer tap and cupboards under, integrated dishwasher with matching door, double glazed window to side aspect with blind, ceiling spotlights, central island with inset five ring gas hob with pan drawers under, storage cupboards with extractor hood, fan and light over and breakfast bar to one side, eye-level Bosch double oven and grill with storage cupboards over and under, tall larder style cupboard to one side, space for American style fridge/freezer with cold water supply, door to utility room, door to hallway.



UTILITY ROOM: 9'9" x 9'4" High quality vinyl flooring, double glazed door to rear aspect with window to one side leading to rear garden, door to kitchen, range of grey fronted tall units with soft close mechanism, work surface with washing machine point under, underfloor heating.

CLOAKROOM: Glazed panelling to walls, extractor fan, concealed cistern w.c., vanity unit with wash hand basin, mixer tap and cupboards under, mirror, chrome heated towel rail, extractor fan.

STUDY: 10'6" x 9'4" Double glazed window to front aspect overlooking driveway, high quality vinyl flooring with underfloor heating, panelled door, ceiling spotlights, wiring for wall mounted T.V.



FIRST FLOOR: Landing, access to loft space, ceiling spotlights, doors to primary rooms.

BEDROOM 2: 15'7" x 14'1" Double glazed leadlight window to front aspect, range of floor to ceiling built-in wardrobes to one wall with hanging space and shelving, ceiling coving, radiator, door to:

EN-SUITE WET ROOM: Fully ceramic tiled to floor and walls with floor drain away, large shower screen with drench style hood and separate attachment, double glazed frosted window to side aspect, ceiling spotlights, mirror with lighting, concealed cistern w.c., with surface over, wash hand basin mixer tap and cupboards under, heated towel rail, panelled door.

BEDROOM 4: 12'11" x 10'7" Double glazed window to rear aspect overlooking garden with radiator under, ceiling coving, panelled door.

BEDROOM 5: 8'4" x 7'8" Double glazed window to front aspect, radiator, textured ceiling, panelled door.

FAMILY BATHROOM: 11'7" x 10'4" Fully ceramic tiled to walls, double glazed frosted window to rear aspect, , panelled bath with mixer tap, close coupled w.c., with dual flush, vanity unit with wash hand basin, mixer tap and cupboards under, corner shower cubicle with Mira shower and curved door, chrome heated towel rail, vinyl flooring, large airing cupboard with hot water cylinder and range of shelving, slight eaves to rear ceiling restricting headroom.

BEDROOM 3: 13'9" x 9'8" Double glazed dormer window to front aspect with radiator under, panelled door, range of wardrobes with matching chest of drawers and vanity area to one end, slight eaves to front ceiling restricting headroom.

OUTSIDE: Tranquillity is set behind the Haven Rest Home via a private road serving access to 191A, 191B and 193A. To the right-hand side of the property is a pedestrian gateway providing pedestrian access to rear garden, external meter cupboards, to the front is a parking for approximately two cars at right angles to the property, steps leading to covered porch with external lighting.

OUTSIDE: To the rear is a lowered terrace accessed from the kitchen and utility room, retaining wall with, chrome fenders glass screens and rail over, external pelmet lighting, steps with matching railings leading up to raised terrace, to the right hand side is a swimming pool area surrounded by paving, patio with seating area enclosed by fence panelling, wrapping round to the rear of the property with a curved retaining wall and coping stones over, rockery area leading to raised lawn which is enclosed by high hedge, shrubs and bushes, with Lifelong garden shed.

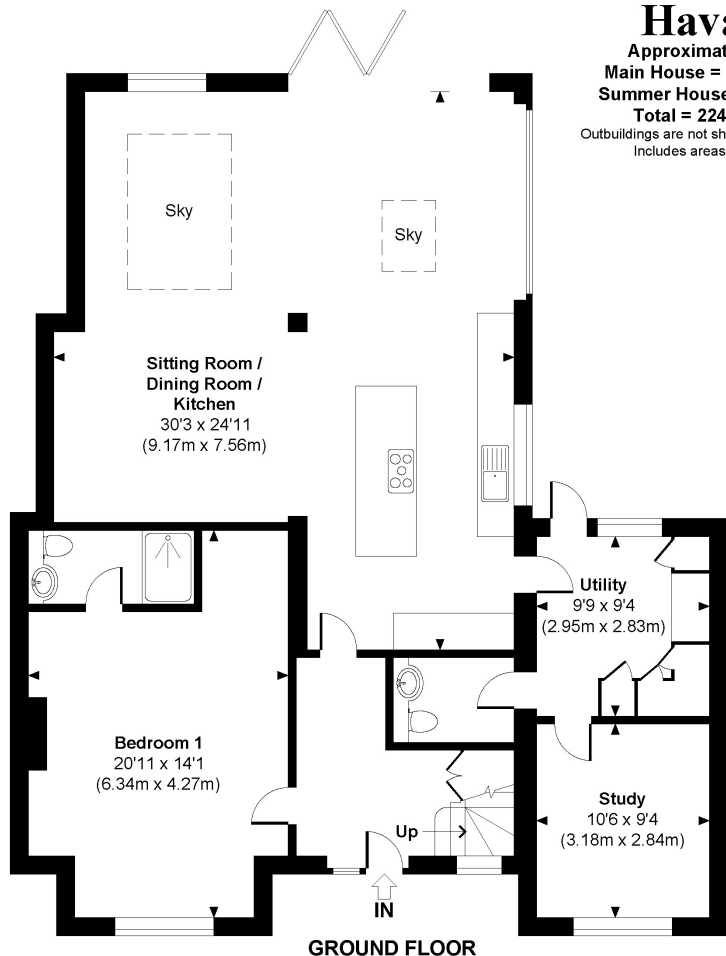
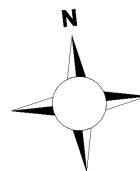
SUMMER HOUSE / BAR: 14'9" x 9'2" High quality vinyl flooring, ceiling spotlights, twin double-glazed doors with full height panels to either side overlooking swimming pool, bar area with surface, shelving and space for fridge under with stainless steel circular sink unit with mixer tap

SWIMMING POOL: Heated, with roller thermal cover, heating, pump and filtration cupboard.

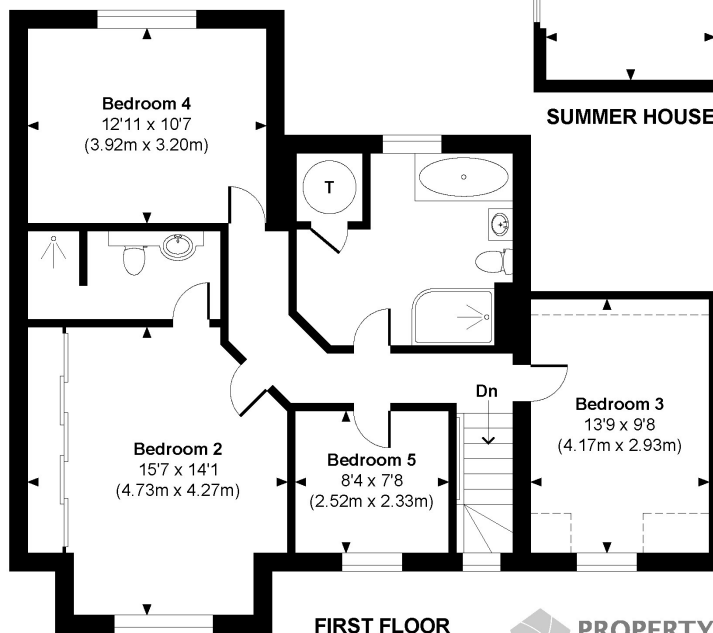


Havant Road

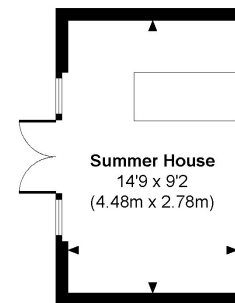
Approximate Gross Internal Area
 Main House = 2106 Sq Ft / 195.69 Sq M
 Summer House = 137 Sq Ft / 12.73 Sq M
 Total = 2243 Sq Ft / 208.42 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



GROUND FLOOR



FIRST FLOOR



SUMMER HOUSE

Indicates restricted room height less than 1.5m.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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