



The Tudor House, 66 Bedhampton Hill, Bedhampton, Hampshire, PO9 3JP

TOWN & COUNTRY
SOUTHERN



A Unique & Character Detached Family Home
Four Bedrooms & Two Reception Rooms
Front & Rear Gardens / Private Driveway & Garage
Some Modernisation Required / No Forward Chain

A unique and individual detached family home which is bursting with character and features from the 1930's period. The property is set back from the road via a deep driveway and gardens, on reaching the gothic solid front door. The accommodation is arranged over

two floors and comprises: hallway, sitting room, dining room, cloakroom, kitchen / breakfast room and utility room on the ground floor with four bedrooms, bathroom and cloakroom on first floor. The property has gas fired central heating, leadlight windows and

feature inglenook fireplace, however it is in need of some modernisation / updating, to the rear of the property is a manicured garden arranged over three terraces with mature shrubs, evergreens and a garage.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction, taking the last road on the left-hand side before the A3(M) junction into Bedhampton Hill, bear right continuing into Bedhampton Hill where The Tudor House can be found on the left-hand side.

ENTRANCE: Lowered kerb leading to driveway with tall manicured hedges to either side, stable style gates leading to L shaped shingle driveway with space for numerous cars, leading to left hand side of the property & garage, to the left hand side of the driveway is a lawned garden with shrubs, evergreens and bushes, sunken pond with stone and flint borders, directly to the front of the house are brick steps with rockeries to either side with shrubs and bushes leading to:

COVERED PORCH: 22'0" in width x 5'8" in depth. Painted black supporting pillars, herringbone brick flooring and beams over, feature leadlight twin doors with matching windows to either side leading to living room, small leadlight glazed panel to one side of doorway, feature solid door with letterbox, hinges and gothic style, leading to:

HALLWAY: Staircase rising to first floor, doors to primary rooms, textured and painted walls with exposed beams, roll top radiator, recessed area with low level storage and telephone point.



SITTING ROOM: 17'7" x 15'5" into inglenook fireplace, twin leadlight doors with matching windows to either side to front aspect leading to covered porch and windows to side, central recess inglenook fireplace with tiled chimney and brick and tiled hearth with open fire and wooden mantle over, small leadlight windows to either side, exposed beams to ceiling and rendered and painted walls, radiator with cover over, plate rack.

DINING ROOM: 14'5" into curved bay window x 11'9". Feature curved window with leadlight windows with side and top openers overlooking driveway, feature curved radiator under, leadlight window to side aspect, brick surround fireplace with wooden mantle, serving hatch to kitchen, exposed beams to ceiling with high level plate rack, recessed double doored storage cupboard.

CLOAKROOM: Close coupled w.c., leadlight frosted windows to rear aspect, exposed beams to ceiling, access to large understairs storage cupboard housing electric consumer box, wash hand basin with mixer tap, tiled flooring.

KITCHEN / BREAKFAST ROOM: 12'11" x 11'8" Feature carved door, built-in storage into recess with glazed panels to upper section, comprehensive range of matching wall and floor units with work surface over, inset 1½ bowl sink unit with mixer tap and cupboard space under, range of drawer units, integrated fridge and freezer with matching door, serving hatch to dining room, two wall mounted units with leadlight panels, glazed screens with feature inset red roses panels, further leadlight panelled glazed fronted units including corner unit,

leadlight windows to side and rear aspect overlooking garden, space for free standing range style cooker with hood over, exposed beams to ceiling, tiled flooring, recessed storage cupboard with twin doors, glazed panelled door with bulls eye panels leading to:

UTILITY ROOM: Leadlight windows to side and rear aspect with door to outside, tiled flooring, work surface with cupboards under, plumbing for washing machine, space for free standing fridge.

FIRST FLOOR: Mezzanine landing to rear with seating and storage cupboard, tall leadlight window with central glazed stained glass and leadlight panel, wide staircase rising to primary landing.

LANDING: Plate rack, textured and painted walls with exposed beams, built-in double doored storage cupboard, roll top radiator, access to loft space, doors to primary rooms.

BEDROOM 1: 13'3" x 11'9" Feature leadlight Oriel window to front aspect with leadlight windows to either side overlooking garden, leadlight window to side aspect, floor to ceiling sliding doored built-in wardrobes to one wall with hanging space and shelving, radiator, ceiling coving, door to:

EN-SUITE DRESSING ROOM: 8'0" x 7'3" max. Work surface with oval wash hand basin with mixer tap, tiled surrounds and large mirror with shaver point and light over, floor to ceiling built-in wardrobe with sliding doors to one wall, leadlight window to front aspect overlooking garden with double radiator under, ceiling coving.

BEDROOM 4: 8'2" x 7'3" Leadlight window to side aspect, picture rail, radiator.

CLOAKROOM: Low level w.c., corner wash hand basin with mixer tap, leadlight window to rear aspect.

BATHROOM: Coloured suite comprising: panelled bath with corner mixer tap and separate shower over with rail and curtain, leadlight window to side aspect, double radiator, panelled door, pedestal wash hand basin with mirror over.

BEDROOM 2: 12'6" maximum x 11'6" Exposed beams to wall and ceilings, leadlight secondary double-glazed window to front aspect overlooking garden with double radiator under, brick surround fireplace with matching hearth.

BEDROOM 3: 12'7" x 8'4" Secondary double-glazed leadlight window to side aspect, exposed beams to walls and ceiling, radiator.

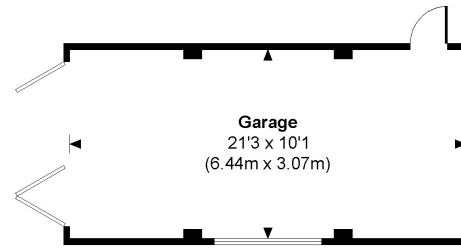
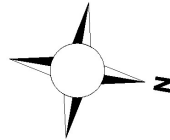
OUTSIDE: Directly to the rear of the property, accessible from the left-hand side are twin double gates providing vehicular access onto hardstanding area to the front of the garage, to the left hand side of the property is fence panelling leading to rear garden, outside tap. To the right hand side of the property is side access with gas meter box, steps leading up to primary garden with brick retaining wall, the garden is laid out over two levels with a raised lawned area, wooden shed, enclosed by fence panelling and mature shrubs and bushes with manicured hedge, to the centre of the lawn is a large bay tree with central arch over, to the rear of the garden are tall fir trees and fence panelling with mature fruit trees and shrubs and greenhouse.

DETACHED GARAGE: 21'3" x 10'1" Wooden doors, pitched roof, window to side aspect, pedestrian door to rear.

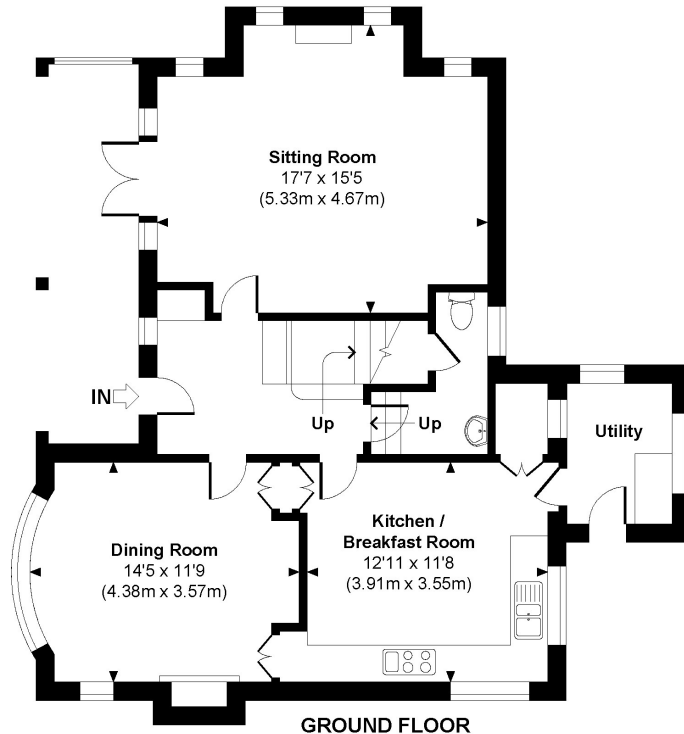


The Tudor House

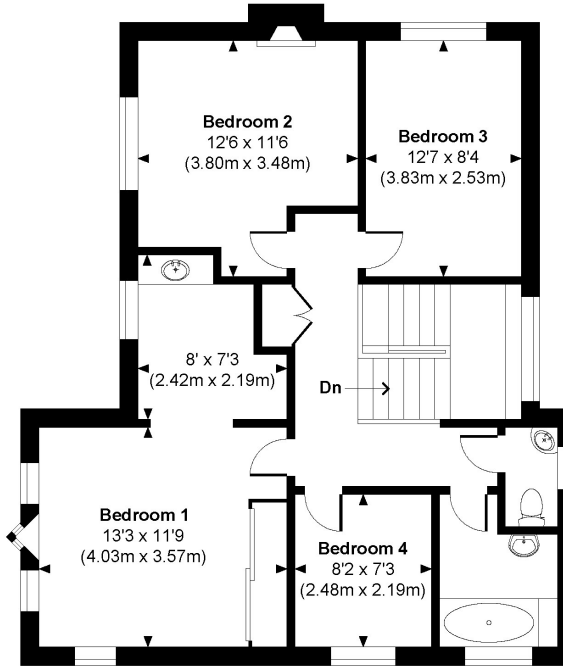
Approximate Gross Internal Area
 Main House = 1517 Sq Ft / 140.97 Sq M
 Garage = 213 Sq Ft / 19.77 Sq M
 Total = 1730 Sq Ft / 160.74 Sq M
 Outbuildings are not shown in correct orientation or location.



GARAGE



GROUND FLOOR



FIRST FLOOR



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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.

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.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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