



Haslemere, 16 Down End Road, Drayton, Hampshire, PO6 1HT

TOWN & COUNTRY  
SOUTHERN





A Requested Hilltop Location with  
Panoramic Views  
Three Bedrooms & Three Reception Rooms  
Outdoor Swimming Pool & Summer House /  
Store  
Two Bathrooms & 22' Kitchen /  
Breakfast Room

A detached family home which is situated in one of Drayton's most popular hilltop locations yet within easy access of local shopping amenities, bus routes, commutable road links and within catchment of both Solent and Springfield

Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: hallway, living room, family room, dining room, 22' kitchen / breakfast room and bathroom on the ground floor with three bedrooms

and a shower room on the first floor. The property has a southerly facing aspect with outstanding panoramic views over roof tops towards the City of Portsmouth, Hayling Island and the Isle of Wight in the distance.





Located in an elevated position the property has a sloping front garden leading to double garage with terraced areas, side pedestrian access leading to a further enclosed rear garden with sunken swimming pool (in need of repair), the raised area has a chalet summer house/home office, 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 taking the second road on the left-hand side into Portsdown Avenue, on reaching the top bear left into Down End Road, where Haslemere No.16 can be found a short distance along on the right hand side opposite Uplands Road.

**ENTRANCE:** Brick retaining wall with central steps and pedestrian gateway, further pillared opening leading to driveway and garages, to the front of the garages is a hardstanding area with brick retaining wall, pedestrian arched gate to the left hand side, steps leading to crazy paved pathway and raised borders to one side, mature hedge, to the right hand side of the property is a archway leading to side and rear gardens, steps up to reception level, access to over garage patio area (no balustrade), to the right hand side of the doorway is a further raised terrace (no balustrade), external power points, white main front door with frosted leadlight panel leading to:





**HALLWAY:** Wood flooring, high ceiling with coving and ceiling rose, doors to primary rooms, high skirting boards, service hatch leading to basement/cellar (restricted in height), doors to primary rooms.

**DINING ROOM:** 12'0" x 12'0" Double glazed window to front aspect with views over roof tops towards Langstone Harbour, the City of Portsmouth and Hayling Island in the distance, stripped and painted floorboards, high skirting boards, high ceiling with coving and central ceiling rose, panelled door, radiator.

**BATHROOM:** White suite comprising: panelled bath with mixer tap and shower attachment, fully ceramic tiled to floor and walls, wash hand basin with mixer tap and cupboards under, two further storage cupboards, double glazed window to rear aspect, extractor fan, ceiling spotlights, chrome heated towel rail, close coupled w.c.

**KITCHEN / BREAKFAST ROOM:** 22'10" x 12'0" Dining area: Vinyl flooring, balustrade staircase rising to first floor, double glazed window to side aspect, built-in cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested), radiator.

**Kitchen:** Comprehensive range of cream fronted units, inset 1½ bowl Blanco sink unit with mixer tap, double glazed window to rear aspect overlooking garden, wall mounted unit with twin glazed doors, chrome handles, tiled splashback, integrated washing machine/dryer, fridge and freezer with matching doors, corner larder style unit with range of shelving, integrated Zanussi dishwasher with matching door, further larder cupboard, eye-level double oven,

microwave and grill with cupboards over and under, matching flooring, double glazed door leading to rear garden, central island with four ring induction hob, pan drawers and cupboards under, breakfast bar to one end.

**LIVING ROOM:** 15'3" x 11'10" Twin double glazed doors to front aspect leading to garages and roof top with outstanding views over roof tops towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight in the distance, bamboo wood flooring, radiator, high ceiling with rose and coving, twin leadlight stained-glass doors leading to:

**FAMILY ROOM:** 11'6" x 8'0" Double window and door leading to rear garden, wood effect vinyl flooring, leadlight windows, wall mounted electric pebble effect fire (not tested).

**FIRST FLOOR:** Landing, door to primary rooms, double glazed window to rear aspect overlooking garden.

**BEDROOM 1:** 16'8" x 12'0" Double glazed dormer window to front aspect with outstanding views towards Langstone Harbour and Hayling Island, the City of Portsmouth and Isle of Wight in the distance, radiator, range of built-in and free standing bedroom furniture including Sharps wardrobes, chest of drawers and bedside cabinets, panelled door, double glazed window to rear aspect overlooking garden.



**BATHROOM:** 15'3" x 5'7" Double glazed frosted dormer window to front aspect, white suite comprising: double ended panelled bath with central mixer tap and shower attachment, wash hand basin with mixer tap and cupboards under with mirror fronted medicine cabinet over, range of storage cupboards, concealed cistern w.c., with shelf over, range of shelving, quartz tiled flooring, radiator, storage cupboards, chrome heated towel rail, shower cubicle with glazed screens and Mira Sport shower.

**BEDROOM 2:** 18'10" x 10'10" maximum, decreasing to 8'0" Measurements taken from approximately 3'0" off floor level with eaves to rear ceiling restricting headroom, double glazed window overlooking rear garden, double glazed dormer window to side, panelled door.

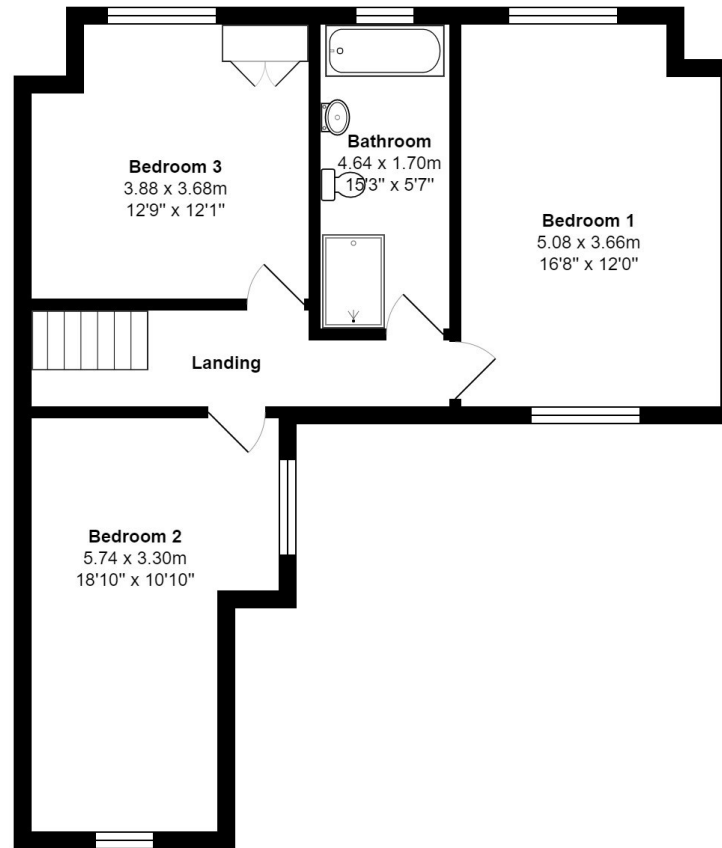
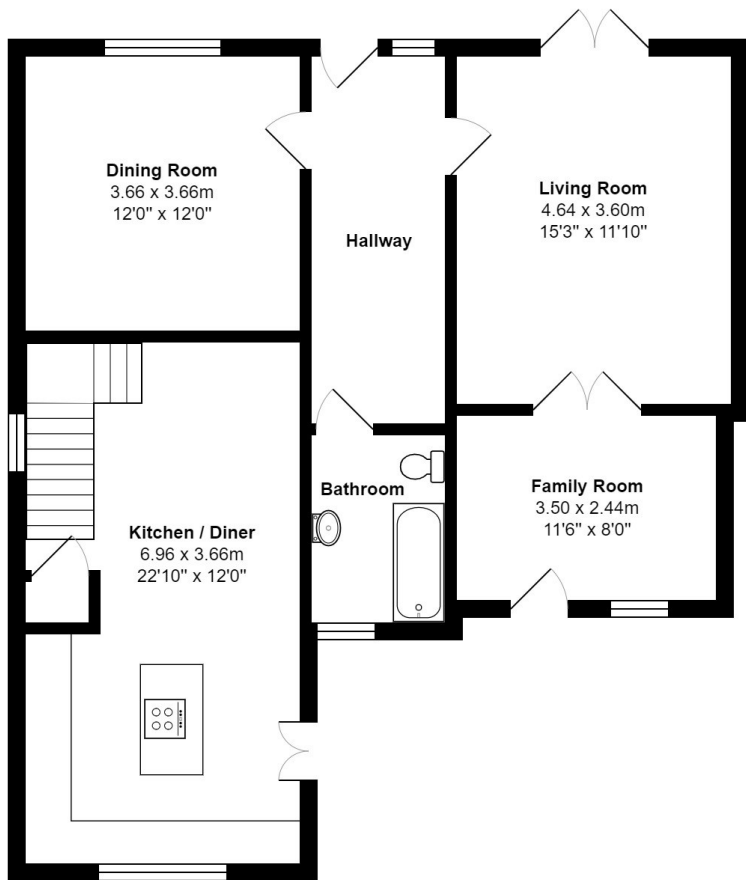
**BEDROOM 3:** 12'9" x 12'1" Double glazed dormer window to front aspect with outstanding views towards Langstone Harbour, Hayling Island, the City of Portsmouth and Isle of Wight beyond with seating/ cupboard space under, slight eaves to ceiling restricting headroom, built-in double doored cupboard, radiator, panelled door.

**OUTSIDE:** To the rear is a shingled seating area with brick retaining wall and steps leading up to raised terrace, pathway leading to left hand side of the property with a wide opening and crazy paved pathway leading to front garage, the first level of the terrace has a sunken circular swimming pool, the next level has a store, curved pathway and hot tub with further seating area, steps leading to raised terrace garden with different featured areas including fish pond, shingle and stone surrounds, shingled seating area, arched pergola with wooden steps leading up to raised lawn and large detached summer house/home office.

**SUMMER HOUSE / HOME OFFICE:** 12'7" x 12'6" Wooden clad, pitched roof, lighting, the summer house sits on a concrete plinth and patio area, views to either side of the house towards the City of Portsmouth and Isle of Wight in the distance.

**DOUBLE GARAGE:** 18'3" x 17'0" Twin up and over doors, roof supported by RSJ, electric consumer box, power points.





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		78
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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