



8 Court Mead, Drayton, Hampshire, PO6 2LT

TOWN & COUNTRY
SOUTHERN



A rather unique detached family home with the added advantage of a self-contained one bedroom annexe within the main structure of the house. The house and annexe have a total of 2042 sq ft of living accommodation. The layout would be ideally suited to those looking to house an independent teenager or elderly family member, the main house

accommodation comprises; hallway with staircase rising to first floor, cloakroom, sitting room, kitchen leading to family / dining room (with bi-folding doors leading to the rear garden) on the ground floor with three double bedrooms, two having built-in wardrobes and the primary having a large en-suite bathroom and separate shower room on the first floor.

The annexe which is serviced by its own entrance has a bedroom, shower room, sitting room and fitted kitchen, from the kitchen are double glazed doors leading to a rear garden with a southerly aspect and detached studio / store and covered pergola.



The property is located in a cul-de-sac on the lower hillslopes with flat access, off road car parking and enclosed rear garden, being located within the catchment for both Court Lane and Springfield Schools (subject to confirmation), local shopping amenities, bus routes, recreation grounds and being presented in excellent order throughout, early internal viewing of this rather unique property is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Lowered kerb leading to off road parking, low brick borders with mature hedge to one side, side pedestrian access, to the right hand side of the property is a gateway leading to the annexe entrance, double glazed main front door with frosted leadlight panels and glazed panel to one side leading to:

HALLWAY: Quarry tile effect vinyl flooring, staircase rising to first floor with understairs storage cupboard, radiator, ceiling coving, central heating control switch, doors to primary rooms.



SITTING ROOM: 15'2" x 12'7" Double glazed window to front aspect overlooking driveway with radiator under, wood laminate flooring, central chimney breast with living flame coal effect gas fire (not tested) and two feature porthole windows to either side depicting sailing ships with leadlight stained glass, dimmer switch, ceiling rose and coving.

CLOAKROOM: Built-in storage cupboard with shelving, close coupled w.c., vanity unit with wash hand basin and cupboards under, tiled splashback, chrome heated towel rail, vinyl wood effect flooring, extractor fan, ceiling spotlights and coving.

OPEN PLAN KITCHEN / FAMILY ROOM INC.

DINING AREA: Overall depth of adjoining rooms 22'8" x 18'9" decreasing to 12'1"

KITCHEN: 15'2" x 12'1" Recessed area with space for American style fridge/freezer with cold water supply, louvre doored built-in cupboard to one side with shelving, washing machine point, range of wood fronted wall and floor units with quartz look work surface, inset single drainer stainless steel sink unit with mixer tap, integrated Bosch dishwasher with matching door, double glazed window to side aspect, range of pan drawers, inset four ring induction hob with Hotpoint extractor hood, fan and light over, tiled splashback, wood laminate flooring, eye-level Hotpoint double oven and grill with storage cupboards over and under, eye-level microwave with larder cupboard under, kick plate lighting, ceiling spotlights and coving, central island with breakfast bar to one end, drawers and cupboards under, square opening leading to:

FAMILY / DINING ROOM: 18'9" x 9'8" Bi-folding doors leading to south facing garden, feature lantern light roof, ceiling spotlights, matching flooring, radiator.

FIRST FLOOR: Landing with access to loft space, double glazed window to rear aspect overlooking garden with blind, doors to primary rooms.

BEDROOM 2: 15'2" x 11'8" Built-in wardrobe to one wall with mirror fronted door, hanging space and shelving, double glazed dormer window to front aspect with far reaching views towards Portsdown Hill in the distance, double glazed window to side aspect, radiator, ceiling coving.

BEDROOM 3: 11'7" x 8'6" Double glazed window to rear aspect, ceiling coving.

SHOWER ROOM: Large shower tray with drying area to one end, wall mounted taps, drench style hood and separate shower attachment, pedestal wash hand basin, low level w.c., tiled flooring and skirting boards, chrome heated towel rail, ceiling spotlights and coving, extractor fan, double glazed frosted window to rear aspect.

BEDROOM 1: 16'4" x 15'2" maximum, decreasing to 9'6". Range of sliding doored built-in wardrobes to one wall with hanging space and shelving, double glazed dormer window to front aspect with far reaching views towards Portsdown Hill in the distance, radiator, ceiling coving, double glazed window to side aspect, door to:

EN-SUITE BATHROOM: 9'8" x 8'6" Large shower cubicle with curved panelled door, drench style hood and separate shower attachment, close coupled w.c., pedestal wash hand basin with mixer tap, tiled



splashback, extractor fan, ceiling spotlights and coving, free standing double ended bath with separate tap and shower attachment, double glazed frosted window to rear aspect, heated towel rail, tiled flooring.

OUTSIDE: Southerly facing rear garden with steps leading down from terrace, side pedestrian access, sleeper borders with shingle, shrubs, evergreens and bushes, open sided pergola with pitched roof with decked flooring (8'3" x 7'8") and lighting, power points, cold water tap.

STUDIO: 17'8" x 6'1" Block built, rendered and painted, lighting and power, double glazed frosted window to front aspect and double glazed doors to side.

SELF-CONTAINED ANNEXE: Side pedestrian gateway leading to private main front door leading to:

HALLWAY:

ANNEXE BEDROOM: 14'5" x 11'8" Double glazed window to front aspect with radiator under, comprehensive range of built-in bedroom furniture including floor to ceiling wardrobes, bedside cabinets and overbed storage cupboards.

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with sliding door, extractor fan, ceiling spotlights, chrome heated towel rail, close coupled w.c., recessed shelving, wash hand basin with cupboards under, tiled splashback and mirror.

ANNEXE SITTING ROOM: 11'9" x 13'3" opening directly into kitchen/dining room, overall depth of adjoining rooms 21'9". Surround fireplace with granite inlay and hearth with coal effect living flame gas fire (not tested), ceiling rose and coving, radiator.

ANNEXE KITCHEN: 12'0" x 7'6" Comprehensive range of floor units, one wall mounted unit housing Vaillant boiler supplying domestic hot water and central heating for the whole house (not tested), electric hob with oven under, extractor hood, fan and light over, range of pan drawers and storage cupboards, wood laminate flooring, twin double glazed doors leading to rear garden, inset single drainer stainless steel sink unit with mixer tap, drawers and cupboards under, washing machine point, space for fridge/freezer, ceiling spotlights.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the third road on the left hand side into Court Lane, the take the second left into Court Mead where No.8 can be found a short distance along on the right hand side.

AGENTS NOTES: Council Tax Band E - Portsmouth City Council

Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))



Court Mead

Approximate Gross Internal Area

Main House = 1873 Sq Ft / 174.00 Sq M

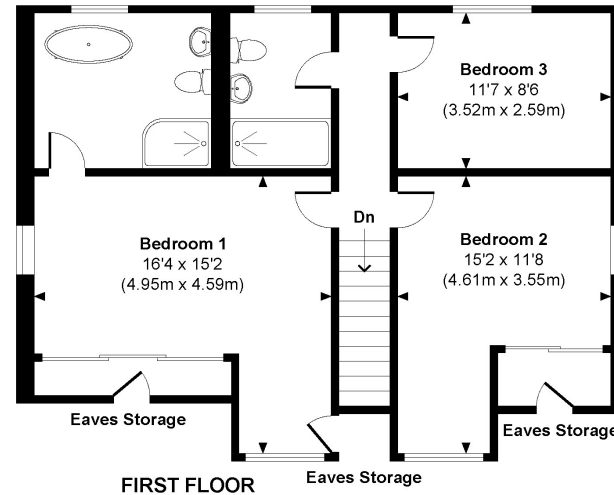
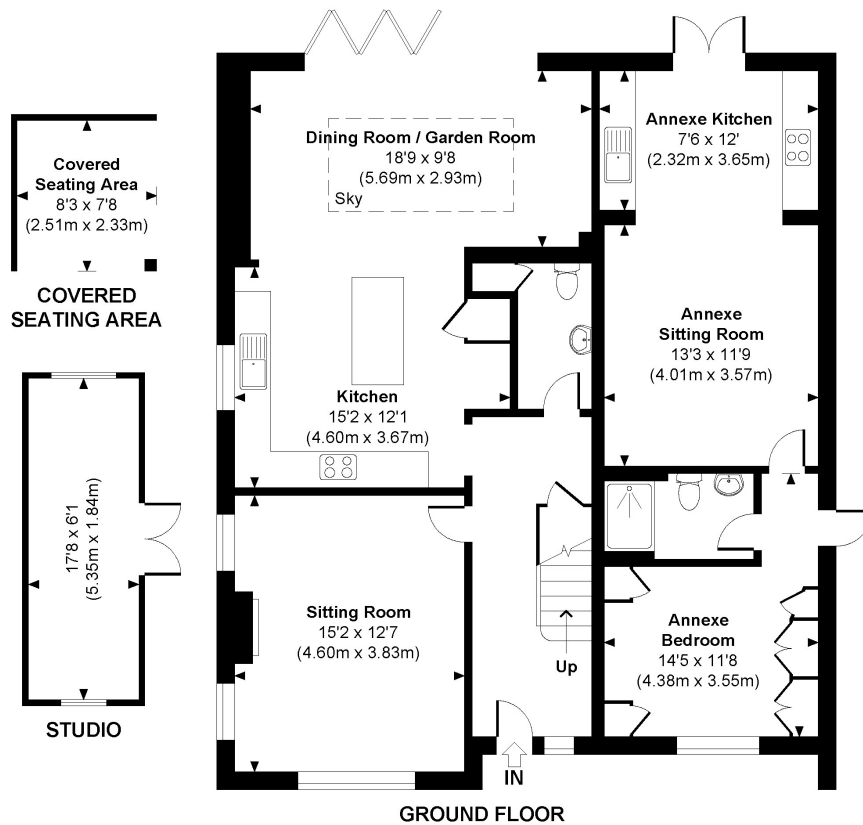
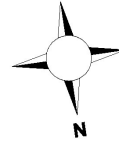
Studio = 106 Sq Ft / 9.84 Sq M

Covered Seating Area = 63 Sq Ft / 5.84 Sq M

Total = 2042 Sq Ft / 189.68 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with restricted room height.



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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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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