



“Red Willows”, 110 London Road, Widley, Hampshire, PO7 5AA

TOWN & COUNTRY
SOUTHERN

£775,000 - Freehold



A substantial, detached family home which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, local schools and commutable road links. The extensive accommodation is arranged over three floors and comprises; hallway, sitting room, living room, dining room, cloakroom, kitchen/breakfast

room and utility room on the ground floor with four double bedrooms, shower room and family bathroom on the first floor with two further bedrooms and a large storeroom on the top floor. Set back from the road with extensive parking to the front the property is also offered with side pedestrian access and an enclosed rear garden, with separate access from

adjacent road with further parking and a garage. Offered with gas fired central heating, fitted floor coverings, double glazing and fitted bedroom furniture, early viewing of this impressive detached home 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 a westerly direction taking the third exit at the roundabout into Northern Road, continuing into London Road under the George Inn flyover, Red Willows can be found on the right hand side just before the turning into Park Road.

ENTRANCE: Brick pillared gateway with retaining walls to either side leading to large turning and parking area with off road parking for numerous cars, to the left hand side of the property is an arched opening and brick retaining wall with low level wall, shrubs, evergreens and bushes, to the right hand side are raised flower borders and arched pedestrian gateway to rear garden, bin storage area, cold water tap, pathway to curved step up to covered porch with pitched roof over and plaque depicting house number, PVCu main front door with frosted panels and matching panels to either side leading to:

HALLWAY: Infinity ceiling, picture rail, radiator, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, panelled doors to primary rooms.



SITTING ROOM: 17'5" into bay window x 12'0" Double glazed bay window to front aspect with blinds overlooking driveway, infinity ceiling, picture rail, double radiator, central brickette surround fireplace with arched inlay and matching hearth, double glazed window with blind to side aspect.

LIVING ROOM: 18'7" x 15'7" Double glazed window with blind to side aspect, picture rail, double radiator, central chimney breast with brickette surround fireplace, arched inlay and tiled hearth, twin double doors with windows to either side leading to rear garden, dimmer switches.

DINING ROOM: 17'4" into bay window x 10'0" Double glazed bay window with blinds to front aspect overlooking driveway, picture rail, double glazed window with blind to side aspect, double radiator.

CLOAKROOM: Low level w.c., wall mounted wash hand basin, radiator, double glazed frosted window to side aspect.

KITCHEN / BREAKFAST ROOM: 15'6" x 13'2"

Breakfast area: Corner bench style seating, chrome heated towel rail to one side, double glazed door with window to one side leading to utility room.

Kitchen area: Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and salad tap, integrated fridge, freezer and dishwasher with matching doors, ceramic tiled surrounds, double glazed window overlooking garden, corner carousel unit, range of tall units to one wall, wall mounted boiler supplying domestic hot water and central heating (not tested), space for free standing

range style cooker with stainless steel splashback and Belling stainless steel extractor hood, fan and light over, chrome fronted power points, vinyl flooring, pelmet spotlighting, ceiling spotlights.

UTILITY ROOM: 14'0" x 5'7" Comprehensive range of floor to ceiling built-in cupboards with shelving, tall integrated fridge/freezer with matching doors, double glazed door to front aspect, tiled flooring, polycarbonate glazed roof, fluorescent tube lighting, double glazed door leading to rear garden, work surface with space and plumbing for washing machine and tumble dryer under.

FIRST FLOOR: Landing with balustrade, radiator, balustrade staircase rising to second floor, double glazed window to front aspect overlooking fields and woodland opposite.

BEDROOM 1: 16'0" x 12'0" Comprehensive range of built-in bedroom furniture including tall wardrobes with drawers under, bedside cabinets with glazed shelving, overbed storage cupboards, headboard and spotlights, double glazed window side aspect and front aspect overlooking fields and woodland with blinds, double radiator, picture rail.

BEDROOM 2: 12'0" x 12'0" Double glazed window to rear aspect overlooking garden, range of built-in wardrobes to one wall with T bar handles, matching drawer units and bedside cabinets, double glazed windows with blinds to side aspect, double radiator, picture rail.

BEDROOM 4: 9'8" x 8'8" Double glazed window to rear aspect overlooking garden, picture rail, range of built-in wardrobes to one wall and chest of drawers, radiator.

BEDROOM 3: 16'0" x 10'1" Double glazed window to front aspect with blinds overlooking fields and woodland, double radiator, range of built-in wardrobes to one wall with T bar handles, dressing table with drawers under, matching bedside cabinets, textured ceiling and spotlights, double glazed window to side aspect.

SHOWER ROOM: Shower cubicle with Triton shower, low level w.c., wall mounted wash hand basin, double glazed window to side aspect, fully ceramic tiled to floor and walls.

FAMILY BATHROOM: White suite comprising; corner panelled bath with mixer tap and shower over with folding screen, fully ceramic tiled to walls, concealed cistern w.c., plinth with oval wash hand basin, mixer tap and cupboards under, wall mounted units over with central lighting plinth and spotlights, double glazed frosted window to rear aspect, tiled flooring, chrome heated towel rail.

SECOND FLOOR: Landing with access to loft space, doors to primary rooms.

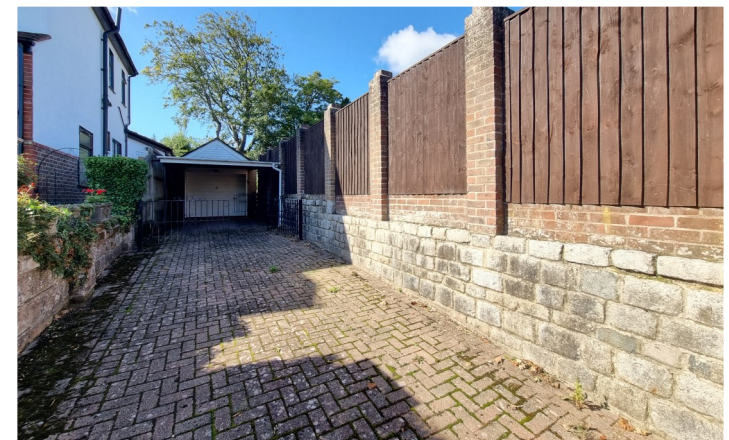
BEDROOM 5: 20'7" x 10'2" Measurements taken from approximately 2'5" off floor level with eaves to rear ceiling restricting headroom. Double glazed dormer window to rear aspect with far reaching views, low level work surface, range of louvre doored built-in storage cupboards, range of shelving, access to loft space.

BEDROOM 6: 12'10" x 12'1" Eaves to side and front ceiling with restricted headroom, measurements taken from approximately 2'5" off floor level with eaves to ceiling. Double glazed dormer window to front aspect overlooking fields and woodland, tongue and groove panelling to lower section, radiator with cover over.

STORE ROOM: 14'7" x 7'5" L shaped increasing to maximum 11'8". Eaves to front and side ceiling, measurements taken from approximately 2'0" off floor level with eaves to ceilings on front and side aspects restricting headroom. Double glazed dormer window to front aspect, radiator, borrowed light window overlooking staircase.

OUTSIDE: To the rear, accessible from the living room is a raised patio terrace with brick retaining wall and steps down to primary garden, large patio area wrapping to either side and rear of the house with gateway to left hand side and access from utility room to the right, lighting, circular lawned area with flowering shrub borders and wooden built garden shed, the garden is enclosed by brick walls and fence panelling. At the end of the garden accessible from Park Road is a lowered kerb leading to brick paviour off road parking, twin gated entrance leading to further car port with side pedestrian gate to rear garden, access to garage, security lighting.

GARAGE: 20'0" x 9'5" Up and over door, pitched roof, window to rear, lighting and power points.





AGENTS NOTES:

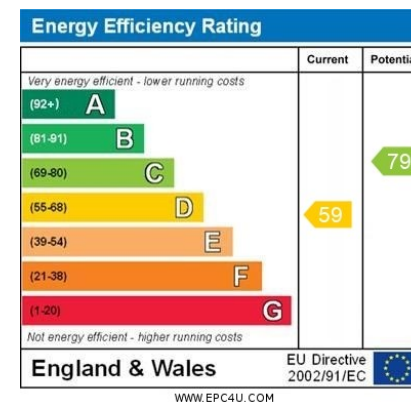
Council Tax Band E – Havant Borough Council

Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](https://www.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)



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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