



Broadacre House

Broad Lane | Hambledon | Hampshire | PO7 4QS

FINE & COUNTRY

STEP INSIDE

Broadacre House | £1,750,000 | Freehold

Broadacre House provides a rare opportunity to purchase a beautiful almost symmetrical fronted five bedroom, detached property with 3742 sq ft of living space set in a semi-rural backwater location. The property sits back from the road behind a mature manicured hedge within a 0.8 acre plot on the outskirts of Denmead village and provides a wealth of features, the mature grounds include a vegetable plot, store, summer house with gym to one end, double detached car port, driveway and private gated entrance. The accommodation is well balanced over two floors, an impressive entrance/entertainment hallway leads to the primary rooms, including a 27' drawing room, study with bi-folding doors leading to rear garden, 23' open plan kitchen/dining room with matching bi-folding doors, cloakroom and utility room on the ground floor. On the first floor are five bedrooms, an en-suite to bedroom two, family bathroom, the 21' primary bedroom also has a large en-suite bathroom. The property is set back behind double gates leading to a crescent style driveway, extensive car parking, with mature lawned gardens backing onto the plantation tree line, the are mature shrubs and trees throughout the grounds. The large south facing terrace is reached via the study and kitchen/dining room which is ideal for 'al-fresco' dining with beautiful rolling fields on all aspects.

Broadacre House is located to west of the village of Denmead yet within close proximity of the historic village of Hambledon, which is well known as the 'Cradle of Cricket'. Denmead village has a primary school, public houses, a range of village shops including a supermarket, pharmacy and post office, the property is also not far from the first English commercial vineyard, now producing award winning sparkling wine. The area is surrounded by stunning countryside and excellent walks, a popular area for horse riding and cycling.

ENTRANCE: Tarmac driveway off Broad Lane with two vehicular access points leading to double

wooden remote controlled gates with entry phone systems and side pedestrian gate with plaque depicting house name, the gates lead onto a large crescent shaped shingle driveway with a raised central lawn with wooden edging and small pond, mature hedges, evergreens and trees, steps leading to central main front door with cover over and lighting, to the left hand side of the property is a wooden built shed, to the right is an extensive parking area enclosed by hedges, recessed car parking space to front of twin gates which lead to the rear garden, barn style open fronted garage / car port for two cars. Large main front door with chrome furniture leading to:

RECEPTION HALL: 18'5" x 15'1" Flagstone flooring, doors to primary rooms, ceiling spotlights with zoned lighting, alarm panel and controls for remoted controlled gates, twin wood framed double glazed sash windows to front aspect overlooking driveway and fields opposite with double radiator under, balustrade staircase rising to first floor, central chimney breast with log burner, shoe cupboard, picture lights, low level storage cupboards housing electric consumer box.

STUDY / HOME OFFICE: 17'0" x 15'2" Twin wood framed double glazed sash windows to front aspect overlooking driveway and fields opposite with double radiator under, wooden flooring, central chimney breast with log burner, wall lights, bi-folding doors leading to rear terrace and garden.

DRAWING ROOM: 27'11" x 15'2" Four wood framed double glazed sash windows to front aspect overlooking driveway and with far reaching views with covered radiators under, ceiling spotlights with zoned lighting, wooden flooring, central chimney breast with surround fireplace with glass-fronted log effect Bell Fire with wiring and recess for T.V. over, ceiling coving, door to:





INNER LOBBY: Doors leading to kitchen, cloakroom and utility room.

CLOAKROOM: Close coupled w.c., pedestal wash hand basin with mixer tap, tile and mirror over, extractor fan, ceiling spotlights, chrome heated towel rail, flagstone flooring.

UTILITY ROOM: 13'5" x 10'3" Range of wall and floor units, inset 1½ bowl sink unit with drainer to one side, space and plumbing for washing machine, space for tumble dryer, wood framed double glazed sash windows to rear aspect and door leading to rear garden, matching flooring, ceiling spotlights, high level shelf with coat rail under, twin double doored cupboard housing hot water tank and pump system.

KITCHEN / DINING / FAMILY ROOM: 22'3" x 21'8"

Dining area: Flagstone flooring, ceiling coving and spotlights with zoned lighting, bi-folding doors leading to decked area and garden, large central island with lighting over, breakfast bar to one side with deep cupboards and pan drawers to the other side.

Kitchen: Comprehensive range of matching wall and floor units with quartz work surface and matching splashback, inset twin bowl sink unit with drainer to one side, mixer tap and cold water tap, integrated bin drawer with matching door, Smeg dishwasher with matching door, range of pan drawers, wood framed double glazed sash windows overlooking rear garden, ceiling coving and spotlights, chrome fronted power points, recess with free standing Aga with circular hot plates and ovens under, extractor hood, fan and light over with high level mantle, tall larder cupboards with central space for free standing American style fridge/freezer with wine rack over, matching flooring.

Seating area: Controls for central heating, wiring and bracket for wall mounted T.V.

FIRST FLOOR: Landing, access to loft space, ceiling spotlights, radiator with cover over, controls for central heating, panelled doors to primary rooms, built-in airing cupboard with range of shelving and radiator.

BEDROOM 2: 18'7" x 11'4" Twin wood framed double glazed sash windows to front aspect overlooking driveway, fields and woodland opposite, radiator with cover over, door to:

EN-SUITE SHOWER ROOM: Corner shower cubicle with curved doors, low level w.c., corner wash hand basin with mixer tap and tiled splashback, flagstone flooring, wood framed double glazed sash window to side aspect, chrome heated towel rail, extractor fan, ceiling spotlights.

BEDROOM 4: 12'1" x 10'5" Wood framed double glazed sash window to front aspect overlooking fields and woodland opposite, built-in double doored wardrobe to one wall with hanging space and shelving, double radiator, range of built-in wardrobes with open hanging rails and shelving.

BEDROOM 3: 15'0" x 11'3" Wood framed double glazed sash window to front aspect overlooking fields opposite, double radiator.

BEDROOM 5: 11'8" x 7'5" Wood framed double glazed sash windows to rear aspect overlooking garden, radiator.

FAMILY BATHROOM: 8'2" x 8'0" Flagstone tiled flooring and walls, white suite comprising: P shaped panelled bath with mixer tap and separate shower over with screen, pedestal wash hand basin with mixer tap and mirror over, chrome heated towel rail, close coupled w.c., wood framed double glazed sash window to side aspect, extractor fan, ceiling spotlights.

PRIMARY BEDROOM SUITE:

BEDROOM: 21'8" x 13'7" increasing to 21'0" into door recess. Twin wood framed double glazed sash windows to rear aspect overlooking garden, radiator with cover over, ceiling spotlights, matching window to side aspect overlooking garden, access to loft space.

EN-SUITE BATHROOM: White suite comprising: double ended bath with central mixer tap, concealed cistern w.c. with shelf over, chrome heated towel rail, flagstone flooring, wood framed double glazed sash window to side aspect overlooking garden, wooden vanity shelf with rectangular wash hand basin and cupboards under, mirror with automated lighting over, shower cubicle with drench style hood with drying area to one end, ceiling spotlights, panelled door.







OUTSIDE: Directly to the rear is a composite decked large seating area, the decked area wraps round to the rear of the property with a walkway leading to the left hand side, cold water tap, lighting and power points, twin wooden gates leading to parking. To the left hand side of the rear garden, accessible from the utility room is composite decked area with side pedestrian gates, free standing boiler, lighting and hot tub, to the right of the barn garage is a vegetable garden with raised beds, central patio area surrounded by shrubs, evergreens and bushes, gate leading to driveway and raised flowerbeds, greenhouse, the grounds extend to 0.8 of an acre and are mainly laid to lawn, enclosed by stable style fencing, mature hedges and evergreens, curved pathway with mature Oak tree and swing, range of mature trees, towards the top end of the garden is a raised paved patio area which wraps around to the summer house/home office/gym leading to wild flower meadow, to the central part of lawn is the septic tank.

HOME OFFICE: 11'9" x 11'7" Twin double glazed doors leading to patio, pitched roof with ceiling spotlights, power points, square opening leading to:

GYM: 11'6" x 11'1" Double glazed door leading to patio and overlooking garden, low level double glazed windows to rear aspect overlooking wild flower meadow, pitched roof with ceiling spotlights, power points.

CAR PORT: 19'8" x 19'1" fully boarded for storage with a hatch access and internal lockable cupboard. Store: 12'8" x 5'9" to right hand side.

TO FIND THE PROPERTY: From the village of Denmead head in a westerly direction along the Hambledon Road B2150, bearing left into School Lane, opposite the Community Centre, continue along the Lane past the Fox & Hounds Public House on reaching Uplands Road continue straight across into Broad Lane where Broadacre House can be found almost immediately on the right hand side.

AGENTS NOTES:

Council Tax Band G – Winchester City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](http://Fibre Checker (openreach.com))

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









Broadacre House

Approximate Gross Internal Area

Main House = 2963 Sq Ft / 275.29 Sq M

Store = 59 Sq Ft / 5.50 Sq M

Car Port / Store = 448 Sq Ft / 41.61 Sq M

Summer House / Gym = 272 Sq Ft / 25.24 Sq M

Total = 3742 Sq Ft / 347.64 Sq M

Outbuildings are not shown in correct orientation or location.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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