



Copperfield

Boyes Lane | Blendworth | Hampshire | PO8 0AG

FINE & COUNTRY

STEP INSIDE

Copperfield | £1,450,000 | Freehold

Copperfield is a unique, extended family home which provides 3494 sq ft of living space including the garaging, the property is set back from the lane behind a high hedge with a gated driveway leading to a detached double garage and with manicured gardens, separate seating areas for 'al fresco' dining and play areas. This individually styled home is highly suited to the growing family with an open plan layout and comprises: large entrance hall, sitting room, study, utility room, cloakroom, open plan kitchen and dining room which opens onto the family room, both rooms having bi-folding doors leading onto the rear garden. On the first floor are five bedrooms, the primary bedroom having en-suite dressing room and shower room as well as access to a covered balcony, there four further bedrooms on this level, one with an en-suite shower room and a separate family bathroom. It is located in the desirable village of Old Blendworth within the South Downs National Park yet only a short distance to the village of Horndean with its selection of shops, restaurants, public houses and amenities. There are easy links onto the A3 (M) and the M27 motorway providing access to the major south coast cities, a five minute car drive will take you to Rowlands Castle, a thriving village with a central green and a railway station which is on the main Portsmouth to London main line, to the north is the country town of Petersfield with highly recognised schools such as Churchers and Beadles can be found along with the main railway line station.

Located in a semi-rural area with bridle paths nearby, early internal viewing of this impressive, individual home is strongly recommended in order to appreciate the accommodation and location on offer.

ENTRANCE: From the junction of Boyes Lane continue approximately 20 metres where there is a high hedge and curved wall with plaque depicting the house name, stable style gate and tarmac driveway with brick retaining wall on one side and manicured hedge leading onto shingle hardstanding area for parking and turning area with off road parking for numerous cars, to the left hand side of the driveway is a lawned garden with shrubs, evergreens and bushes, flagstone pathway leading to main front door with etched glass panels to either side, one depicting house name, external letterbox, to the end of the driveway is a detached garage with pitched roof and double gates leading to rear garden, bin storage area, directly onto the front of the property facing onto Boyes Lane is a lawned garden with manicured shrubs and bushes with patio area and lighting. Main front door leading to:

ENTRANCE HALLWAY: 24'10" x 11'2" Double glazed window to front aspect, coir matted area, tiled flooring with underfloor heating, zoned lighting, doors to primary rooms, balustrade staircase with glass panels rising to first floor, double doored built-in cloaks cupboard with hanging rail and shelving.

SITTING ROOM: 21'9" x 12'11" Twin double glazed doors with full height panels to either side leading to front garden and paved area, ceiling spotlights and speakers, controls for underfloor heating, recessed glass shelved area with inset spotlights over, twin double glazed windows to side aspect overlooking garden, recessed pebble style gas fire (not tested) with wiring for T.V. over, glazed panelled door to hallway.







CLOAKROOM: Concealed cistern w.c., frosted window to side aspect, extractor fan, ceiling spotlights, oval wash hand basin with mixer tap and cupboard under, mirror with automated lighting, tiled flooring.

STUDY: 12'1" x 9'1" Dual aspect double glazed windows to front and side, tiled flooring with underfloor heating, zoned ceiling spotlights, built-in cupboard housing electric consumer box, further built-in double doored storage cupboard with control panels for the dimmer modules in each location and space for processor, controls for Sky music and sound system.

KITCHEN INC DINING & FAMILY AREA:

Overall 24'6" maximum, decreasing to 20'6" x 34'5" decreasing to 21'1".

Kitchen: 24'6" x 21'1" Comprehensive range of Lilac fronted floor units with curved end cupboards, quartz work surface and splashback, inset twin bowl sink unit with mixer tap, integrated Miele dishwasher with matching door, bin drawer, range of pan drawers, double glazed window to side aspect overlooking driveway with integrated blinds, zoned ceiling spotlights and sound system, large integrated fridge and freezer with matching doors. Miele appliances including twin ovens, microwave and steam oven with drawers over and under, ceramic tiled flooring with underfloor heating. Peninsular divide with curved end and matching drawers under, corner carousel unit, large central island with curved corners and matching work surface with pan drawer under, Miele induction hob with pop-up Kapol extractor fan, raised breakfast bar to one end, range of pan drawers and cupboards under.

Dining area: Double glazed door with inset blinds leading to outside, alarm panel, matching tiled flooring with underfloor heating, ceiling spotlights and sound system, bi-folding doors leading to rear garden with integrated blinds.

Family room: 19'5" x 12'9" Matching flooring, sliding door leading to utility room, ceiling spotlights and sound system, bi-folding doors to rear aspect overlooking garden, bracket and wiring for wall mounted T.V., three feature windows to side.

UTILITY ROOM: 12'10" x 7'4" Double glazed door to side aspect, range of tall larder style units one housing Vaillant boiler supplying domestic hot water and central heating (not tested), space for free standing fridge/freezer, washing machine point, work surface with 1½ bowl stainless steel sink unit with mixer tap, range of matching wall units, tiled splashback, tiled flooring.





FIRST FLOOR: Landing, access to loft space via extendable ladder, two built-in double doored storage cupboards with shelving, ceiling spotlights, radiator, doors to primary rooms, zoned light panel.

BEDROOM 5: 15'10" x 9'1" High level double glazed window to side with far reaching views over farmland, range of built-in wardrobes with hanging space and shelving with T bar handles, double glazed dormer window to front aspect overlooking garden with radiator under, further range of built-in wardrobe with hanging space, shelving and drawers.

PRIMARY BEDROOM SUITE:

DRESSING ROOM: 9'6" x 7'3" measurements to front of built-in wardrobes, range of built-in wardrobes to facing walls with hanging space and shelving, ceiling spotlights, radiator, sliding cavity door leading to en-suite, door leading to bedroom.

EN-SUITE: 8'7" x 7'6" Tiled flooring, large shower area with sliding door and floor drain away, drench style hood and separate shower attachment, concealed cistern w.c. with shelf over, tiled surrounds, high level double glazed window to side aspect, twin bowl sink unit with mixer taps and drawers under, ceiling spotlights, mirror fronted medicine cabinet with light over.

BEDROOM 1: 19'3" x 13'10" measurements to front of built-in wardrobes. Sliding door built-in wardrobes to one wall with hanging space, shelving and drawers, ceiling spotlights and surround sound speakers, double glazed window to rear aspect with radiator under, double glazed door leading to balcony/roof terrace, further twin bi-folding doors with chrome fender and glazed panels under overlooking driveway to side aspect.

BEDROOM 2: 20'0" x 15'1" Range of built-in wardrobes to one wall with low level drawers, wiring and bracket for T.V., ceiling spotlights, high level double glazed window to side aspect, radiator, ceiling speakers, bi-folding double glazed door leading to covered balcony/roof terrace, glazed panel and chrome fender overlooking rear garden.

FAMILY BATHROOM: White suite comprising: double ended panelled bath, fully ceramic tiled to floor and walls, chrome heated towel rail, close coupled w.c., oval wash hand basin with mixer tap and drawer under, mirror with automated lighting, zoned lighting, ceiling spotlights and speakers, shower cubicle with panelled door, drench style hood and separate shower attachment, floor drain away.

BEDROOM 3: 13'6" x 13'0" High level double glazed window to side aspect, double glazed dormer window to front overlooking garden, slight eaves to side ceiling restricting headroom, built-in double doored wardrobe with hanging space and shelving, zoned lighting, sliding cavity door leading to:





EN-SUITE SHOWER ROOM: Fully ceramic tiled to floor and walls, chrome heated towel rail, shower cubicle with panelled door, drench style hood and separate shower attachment with spotlights over, extractor fan, high level double glazed window to side aspect, concealed cistern w.c., wash hand basin with mixer tap and cupboards under, mirror fronted medicine cabinet over.

BEDROOM 4: 19'2" x 9'2" maximum. Double glazed dormer window to front aspect with eaves to ceiling on either side restricting headroom, range of corner built-in wardrobes with hanging space and shelving, one with mirror fronted doors, built-in chest of drawers with shelving over, zoned lighting.

OUTSIDE: Grounds extending approx. 0.30 of an acre overall, to the left hand side of the entrance is a low curved retaining wall and flagstone paved area leading to main front door. To the right hand side and to the side of the garage are twin double gates leading to paved area and rear garden. Large flagstone patio with curved borders and inset spotlights, to the left hand side is a raised border with shrubs, evergreens and bushes, cold water tap, from the paved area leads onto a lawned garden, soft play area with slide and swings, mature bushes and hedges.

DETACHED GARAGE: 23'1" x 17'5" Remote control roller shutter door, side pedestrian door.

TO FIND THE PROPERTY: Travelling in a northerly direction along the A3(M) bear left at junction 2, take the third exit at the roundabout into Dell Piece East, then first exit at the roundabout onto B2149 Havant Road continuing into the centre of Horndean, bear right into Blendworth Lane passing the Holy Trinity Church on the left hand side, on reaching Old Blendworth bear right, then first left into Rowlands Castle Road, then right into Boyes Lane where Copperfield can be found almost immediately on the left hand side.

AGENTS NOTES:

Council Tax Band G – East Hampshire District Council

Broadband – ADSL/FTTC

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

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)

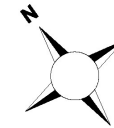
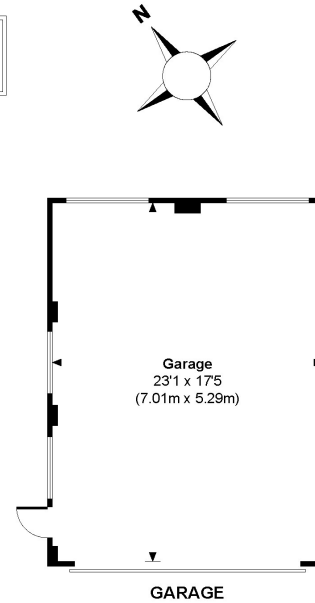
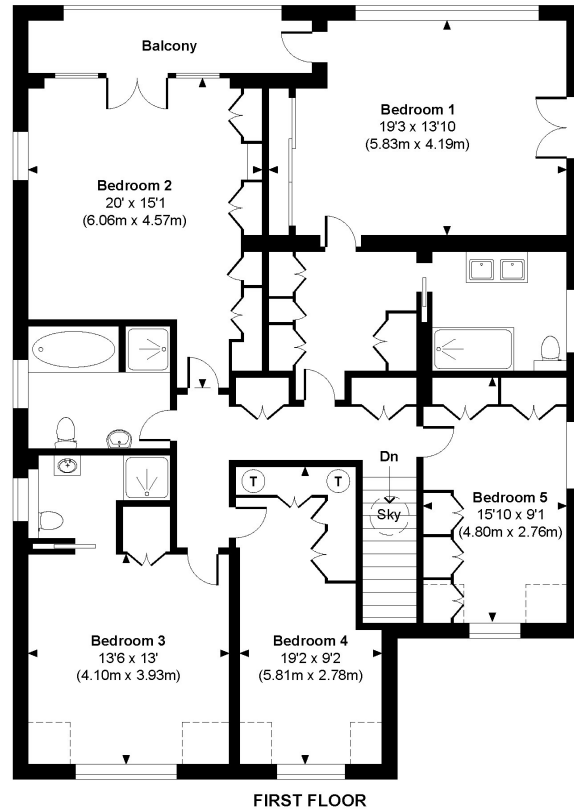
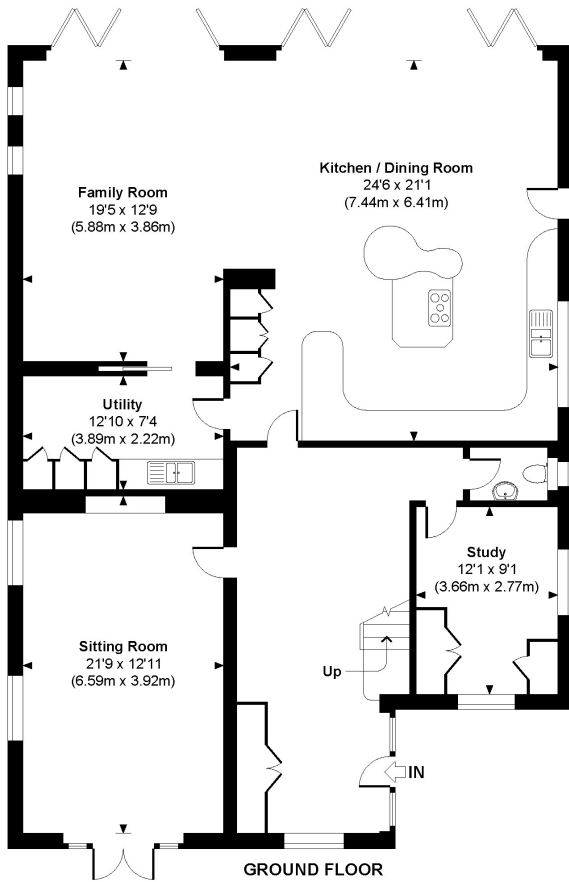


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Approximate Gross Internal Area
Main House = 3095 Sq Ft / 287.54 Sq M
Garage = 399 Sq Ft / 37.08 Sq M
Total = 3494 Sq Ft / 324.62 Sq M
 Outbuildings are not shown
 in correct orientation or location.
 Includes areas with Restricted room height.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(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	
WWW.EPC4U.COM			



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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.

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