



Kidmore Lane, Denmead, Waterlooville, Hampshire, PO7 6JY

FINE & COUNTRY



**£1,500,000 - Freehold**



### Features

- An Impressive Detached Family Home
- Grounds Extending 1.62 Acres
- 3142 Sq Ft of Living Space
- Six Reception Areas

### PROPERTY SUMMARY

Pitt Hill is a detached family home which is situated within the South Downs National Park at the top of the hill with outstanding panoramic views on all aspects, it is set back from the road on a plot extending 1.62 acres with outbuildings extending 1378 sq ft incorporating stabling, garaging, storeroom and a pool room. The house itself provides 3142 sq ft of living space with six reception rooms, a large hallway, shower room, boot room and 17'

kitchen on the ground floor with four double bedrooms, two with en-suites, a separate dressing room and feature family bathroom on the first floor. Situated approximately 1.1 miles to the north of the village of Denmead and approximately 11 miles south of Petersfield with its commutable road and rail links via the A3(M) and mainline to London Waterloo. Denmead has a vibrant community with two schools, Denmead Infant and Junior Schools, a community

centre, King George's recreation grounds, where the village cricket, football, tennis and bowls clubs are all based. Approximately 1.8 miles north of Pitt Hill is the historic village of Hambledon, best known as 'The Cradle of Cricket' which has one of the oldest cricket clubs known, which was formed in the 1750's. Early internal viewing of this impressive, detached home is strongly recommended in order to appreciate both the accommodation and location on offer.





#### ENTRANCE

Brick pillared gateway leading to tarmac driveway to central circular turning area and parking, to the left hand side of the driveway are soldier railings and pedestrian gate to paved forecourt/frontage with brick inlay and borders leading to lawned garden, (the main front door can be found at the rear of the house with further parking), main front door with stained glass frosted panels opening to:

#### HALLWAY

17' 3" x 13' 6" (5.26m x 4.11m) Original polished parquet floorboards, double glazed window to rear aspect with outstanding views over fields and woodland beyond, Scandinavian Jotul log burner, radiators, entry phone system, doors to primary rooms, balustrade staircase rising to first floor, large understairs storage cupboard, door to walk-in cloaks cupboard, controls for central heating, ceiling coving and spotlights.

#### SHOWER ROOM

Fully ceramic tiled to floor and walls, corner shower cubicle with curved doors and Triton shower, close coupled w.c., wash hand basin with cupboard under, mirror, heated towel rail, underfloor heating, double glazed frosted window to rear aspect, ceiling spotlights and coving.

#### STUDY

12' 10" x 10' 4" (3.91m x 3.15m) Double glazed window to rear aspect with outstanding views over fields and woodland beyond, double radiator, stripped and polished floorboards, ceiling coving.



#### SITTING ROOM

20' 7" x 19' 3" into bay window (6.27m x 5.87m) Double glazed square bay window to front aspect overlooking driveway and garden with low sill and seating under, two radiators, double glazed door to front aspect, central chimney breast with log burner and built-in cupboards and shelving to either side, wall lights, ceiling coving, double doors leading to:

#### DINING ROOM

11' 8" x 10' 5" (3.56m x 3.18m) Glazed panelling to one wall, light oak flooring, radiator, dimmer switch, double doors leading to sitting room, door to kitchen, tri-folding double glazed doors leading to conservatory.

#### OPEN PLAN KITCHEN INC. BREAKFAST ROOM

17' 10" x 11' 11" increasing to 18' 3" maximum (5.44m x 3.63m) Comprehensive range of matching wall and floor units, roll top work surface, built-in oven, ceramic tiled surrounds, space for American style fridge/freezer, door to utility room, vinyl flooring, door to dining room, square opening to breakfast room.

Further range of matching wall and floor units with roll top work surface, inset double bowl stainless steel sink unit with mixer tap, double glazed window to side aspect overlooking garden and paddock, Bosch integrated dishwasher with matching door, range of drawer units, space for free-standing rangemaster electric oven, pelmet lighting, dresser style unit with glazed panelled doors to upper section and drawers under, peninsular unit with storage under and drawers to one side, matching flooring, ceiling spotlights and coving, large built-in larder with range of shelving, door to living room, radiator.

#### BREAKFAST ROOM

11' 11" x 8' 7" (3.63m x 2.62m) Ceramic tiled flooring, twin double glazed doors with full height windows to either side leading to front garden, radiator, ceiling coving and spotlights, twin double glazed doors leading to:

#### CONSERVATORY

11' 0" x 10' 8" (3.35m x 3.25m) Glass roof, low brick wall with tiled sills and double glazed windows on three aspects overlooking front garden, tri-folding doors to dining room, radiator, tiled flooring.

#### LIVING ROOM

11' 11" x 8' 10" (3.63m x 2.69m) Dual aspect double glazed windows to front and side aspects overlooking garden and paddock with far reaching views in both directions, radiator, ceiling coving.

#### UTILITY ROOM

11' 7" x 8' 11" (3.53m x 2.72m) Space for tall fridge/freezer, tall larder style unit, ceiling coving, part-glazed panelled door leading to boot room, range of wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit, free standing boiler supplying domestic hot water and central heating (not tested), double glazed window to side aspect, space for washing machine and tumble dryer.

#### BOOT ROOM / REAR LOBBY

Glazed panelled door to outside, radiator, double glazed window to side aspect, ceiling coving, large double doored built-in cupboard housing controls for solar panels and battery storage for solar power, electric consumer box and shelving.

#### FIRST FLOOR

Split-level landing with stairs leading to primary landing, large double glazed window to rear aspect with outstanding views over woodland and farmland beyond.

#### LANDING

17' 2" x 13' 5" (5.23m x 4.09m) Primary area, double glazed window to rear aspect with matching views, radiator, ceiling coving and spotlights, doors to primary rooms, recessed opening leading to large built-in louvre doored airing cupboard with shelving and controls for device allowing excess solar power to heat water, pump for all power showers.

#### FEATURE FAMILY BATHROOM

11' 7" x 8' 11" (3.53m x 2.72m) Claw footed free standing double ended bath with telephone style mixer tap and shower attachment, corner shower cubicle with drench style hood, separate shower attachment and sliding panelled door, double glazed window to rear aspect, low level w.c., chrome heated towel rail, wash hand basin with cupboards under, shaver point with light over, roll top radiator.

#### PRIMARY BEDROOM SUITE

Arranged as two separate areas.

#### DRESSING ROOM

17' 10" decreasing to 7' 5" x 12' 0" (5.44m x 3.66m) L shaped, waterproof laminate flooring, radiator, twin rectangular wash hand basins with cupboards, shelving and drawers under, mirror with automated lighting over, access to loft space, arched opening leading to bedroom, comprehensive range of floor to ceiling built-in wardrobes to two walls with hanging space, shelving and drawers under, window to side aspect overlooking garden and paddock, ceiling coving and spotlights, door to:



#### EN-SUITE SHOWER ROOM

Double glazed window to side aspect overlooking garden, chrome heated towel rail, concealed cistern w.c., rectangular wash hand basin with mixer tap and cupboards under, large shower cubicle with drench style hood and separate shower attachment, matching flooring.

#### BEDROOM 1

17' 10" x 11' 11" (5.44m x 3.63m) Twin double glazed windows to front aspect with outstanding views over paddock, farmland and woodland beyond, two radiators, ceiling coving.

#### BEDROOM 4

12' 0" x 10' 5" (3.66m x 3.18m) Range of built-in floor to ceiling wardrobes to two walls with hanging space and shelving, double glazed window to front aspect with matching views, radiator.

#### BEDROOM 2

15' 0" x 12' 10" (4.57m x 3.91m) Double glazed window to front aspect with matching views over paddock, garden and woodland beyond, radiator, ceiling coving, door to:

#### EN-SUITE SHOWER ROOM

11' 10" x 6' 4" (3.61m x 1.93m) Corner shower cubicle with panelled door, fully ceramic tiled to walls, low level w.c., pedestal wash hand basin, radiator, double glazed window to front aspect, vanity unit with cupboards and drawers under.

#### BEDROOM 3

12' 10" x 10' 4" (3.91m x 3.15m) Double glazed window to rear aspect overlooking fields and woodland beyond, radiator, corner oval wash hand basin with cupboard under and tiled splashback, textured ceiling with coving.

#### GARAGE

21' 0" x 20' 0" (6.4m x 6.1m) Not including further storage area measuring 11' 6" x 5' 5" power panel, pump and heating machinery for the pool, window to side aspect, remote control up and over doors, side pedestrian door, lighting and power.

#### POOL ROOM

18' 8" x 11' 4" (5.69m x 3.45m) Endless pool (14' 0" x 8' 0"), ceramic tiled surrounds, tiled flooring, raised area to one end, double glazed windows to side aspect with outstanding views over fields and woodland beyond, pitched roof with spotlights, to one end of the building, which was formerly two stables is a large workshop/store measuring 11' 4" x 6' 6" with tiled flooring, window to side aspect, internal borrowed light window with panelled wall.

#### OUTSIDE

The whole garden extends to 1.62 acres. To the side of the house is a lowered crazy paved patio with steps up to raised terrace leading to front of house and lawned garden, behind the garage is a further storage area with oil tank and outside cold water butt, lighting and power, greenhouse, paddock with fruit trees, vegetable patch, the garden is fenced off from the paddock with stable style fencing and small pond, to the edge of the garden on the boundary is a:

#### STABLE BLOCK

23' 4" x 15' 0" (7.11m x 4.57m) Main open stabling to the front.

#### STABLE 1

14' 1" x 9' 7" (4.29m x 2.92m)

#### STABLE 2

14' 1" x 9' 7" (4.29m x 2.92m)

#### FIELD

Fifteen solar panels, the field is enclosed by hedges and fencing on all sides with separate fenced off solar panelled area and farm gate, small pond with power, heating and seating pod closed on three aspects with windows open to the fourth with central bench and matching seats.

#### AGENTS NOTES

Council Tax Band G – Winchester City Council

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

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

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

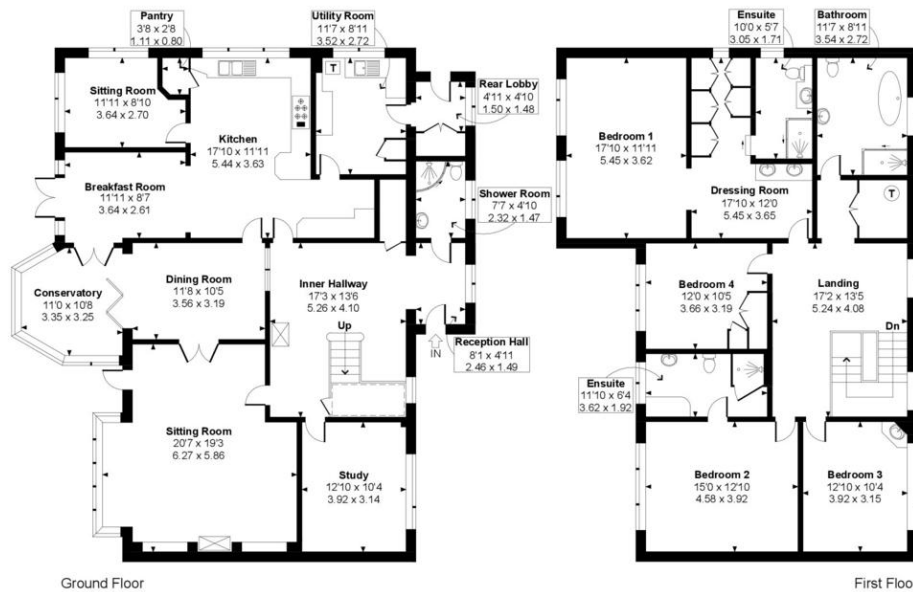
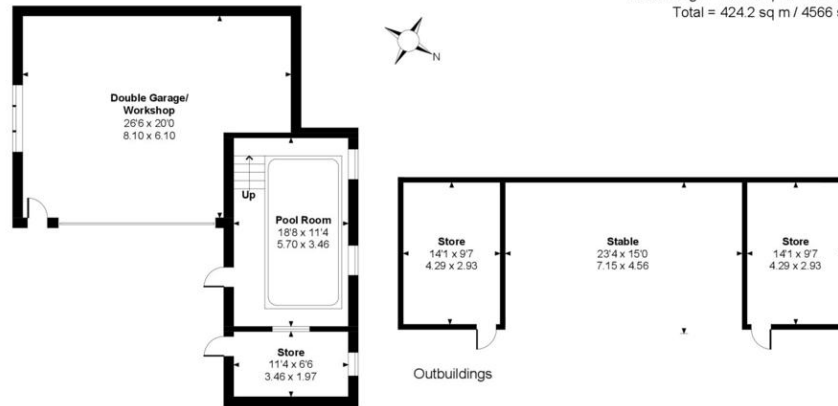


# Pitt Hill, Kidmore Lane, Denmead

Approximate Gross Internal Area = 291.9 sq m / 3142 sq ft

Outbuildings = 132.3 sq m / 1424 sq ft

Total = 424.2 sq m / 4566 sq ft



Ground Floor

First Floor

□ Indicates restricted room height less than 1.5m

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.

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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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