

£695,000

Lovedean Lane

Waterlooville, PO8 9ST

PROPERTY SUMMARY With an abundance of character and charm, Jeffries & Dibbens are delighted to offer for sale Canterbury Cottage in Lovedean. Built as the original Lovedean Post Office this property has been lovingly updated and converted over the years and now presents as a stunning 4 bedroom, 3 reception room cottage. Boasting over 2200 sq ft of accommodation the property really needs to be seen to be fully appreciated. Internally there are 2 bathroom suites, an additional WC, modern fitted kitchen with conservatory and additional utility area. Externally the property boasts the most beautiful and private gardens to the back and sides as well as considerable off road parking to the front. The cottage has an enormous amount of original features and character so to avoid disappointment contact us as sole agents and arrange your viewing today.

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RECEPTION HALL 11' 11" x 10' 10" Max" (3.63m x 3.3m) storage cupboard, radiator, door to:

LOUNGE 21' 00" x 15' 0" (6.4m x 4.57m) Stain glass windows to front aspect, window to side aspect, 2 sets of radiators.

STUDY 11' 11" x 9' 7" (3.63m x 2.92m) Window to side aspect, radiator, storage cupboard.

HALLWAY Window to side aspect, stairs leading to first floor, radiator, door to:

BATHROOM Window to side aspect, panel enclosed bath with shower over, radiator, hand wash basin, W.C, fitted wall cabinet.

DINING ROOM 21' 00" x 11' 10" (6.35m x 3.61m) Window to side aspect, 2 sets of radiators, feature fire place, antique wood panelling, stain glass windows, French double doors leading to:

CONSERVATORY 12" x 9' 7" (2.92m x 2.9m) Window to all aspects, doors leading to garden.

KITCHEN 21' 00" x 7' 2" (6.4m x 2.18m) Window to front and rear aspects, cupboard housing boiler, a range of wall and base units with work surfaces over, sink with drainer and mixer tap over, space and plumbing for slim line dishwasher, electric hob with extractor, double oven, space for fridge/freezer.

UTILITY ROOM 17' 10" x 9' 5" (5.44m x 2.87m) Windows to all aspects, radiator, a range of units incorporating sink and work surfaces, French double doors to garden, space and plumbing for washing machine.

LANDING Storage cupboard, wood panelling, window to side aspect, radiator.

BEDROOM 1 15' 00" x 12 (4.52m x 3.73m) Window to front aspect, radiator, built in wardrobes, storage cupboard, eaves storage, storage recesses, door to:

ENSUITE Shower cubicle, heated towel rail, sink with mixer tap, W.C.

BEDROOM 2 16' 00" x 9' 00" (3.02m x 3m) Window to rear aspect, built in wardrobes, eaves storage, radiator.

BEDROOM 3 10' 00" x 10' 10" (3.02m x 3m) Window to side aspect, radiator, access to loft.

BEDROOM 4 10' 11" x 7' 2" (3.02m x 1.83m) Window to side aspect, radiator, storage cupboard, access to loft.

WC Window to side aspect, heated towel rail, hand wash basin, storage cupboard, W.C

OUTSIDE Front- Considerable off road parking which is laid to stone chippings, access to front, gate to rear and side gardens:

REAR & SIDE GARDENS Stunning and well maintained rear garden with an array of mature trees & shrubs. Large areas laid to lawn with further patio and sunbathing areas, vast array of mature flower beds, outside tap.

WORKSHOP 22' 00" x 8' 00" (6.71m x 2.44m) Windows to front & side aspect, power and lighting.

- **Brand new boiler & water tank with central heating system, Comes with 10 years warranty**

GROUND FLOOR

1ST FLOOR

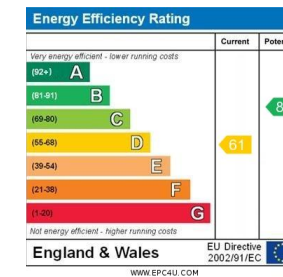


LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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