

**£595,000**  
**Oakmont Drive**  
Cowplain, PO8 8TH



**PROPERTY SUMMARY** We are delighted to offer for sale this imposing and very spacious 4/5 bedroom detached house in Cowplain. Tucked away in a quiet cul-de-sac this extended family home is sure to attract immediate interest and internal viewings are very strongly advised. The property benefits from 4 first floor double bedrooms with en-suite bathrooms to 2 of the bedrooms and an en-suite dressing room to the master bedroom, family bathroom, lounge, dining room, family room/bedroom 5, conservatory, additional WC and a modern fitted kitchen/breakfast room. Externally there is a good sized and well maintained rear garden with summer house and a double garage with considerable off road parking. Internal viewings really are essential to fully appreciate all this superb family home has to offer.

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**ENTRANCE HALL** Front aspect double glazed door and window, stairs to first floor, wood flooring, radiator, doors to:

**WC** Side aspect double glazed window, W.C, wash hand basin with vanity surround, tiled splash backs, matching wooden flooring,

**FAMILY ROOM/BEDROOM 5** 15' 1" x 9' 8" (4.6m x 2.95m) Front aspect double glazed bay window, radiator.

**LOUNGE** 18' 7" x 12' (5.66m x 3.66m) Front aspect double glazed bay window, side aspect double glazed window, two radiators, wooden flooring, double glazed doors to dining room.

**KITCHEN/BREAKFAST ROOM** 18' 6" x 10' 6" (5.64m x 3.2m) Two rear aspect double glazed windows, rear aspect double glazed door to garden, wooden flooring, comprehensive range of eye and base level units with granite work tops and up stands over, space for American style fridge/freezer, breakfast bar, storage cupboard, space for wine chiller, one and a half bowl inset sink with mixer tap, five ring gas hob, integral dishwasher, pan drawers.

**DINING ROOM** 10' 8" x 10' 6" (3.25m x 3.2m) Rear aspect double glazed patio doors to conservatory, personal door to garage, wooden flooring, radiator.

**CONSERVATORY** 8' 6" x 8' 3" (2.59m x 2.51m) Rear and side aspect double glazed windows, side aspect double glazed French doors to garden, tiling to floor.

**FIRST FLOOR** Radiator, airing cupboard, doors to:

**BEDROOM 1** 16' 2" x 12' (4.93m x 3.66m) Front aspect double glazed window, radiator, fitted wardrobes, door to:

**DRESSING ROOM** 11' 5" x 7' 2 plus wardrobes" (3.48m x 2.18m) Front aspect double glazed window, two fitted wardrobes with mirrored door, radiator, door to:

**ENSUITE** Rear aspect double glazed window, heated towel rail, walk in shower, W.C, his and her wash hand basins with vanity surround, tiled splash backs, panelled bath with shower attachment.

**BEDROOM 2** 11' 5" x 9' 6 plus wardrobes" (3.48m x 2.9m) Front aspect double glazed window, radiator, fitted wardrobe, door to:

**ENSUITE** Rear aspect double glazed window, shower cubicle, vanity unit incorporating W.C and wash hand basin, fitted mirror, radiator.

**BEDROOM 3** 11' 11" x 10' 7 plus wardrobe" (3.63m x 3.23m) Rear aspect double glazed window, radiator, fitted wardrobe.

**BEDROOM 4** 9' 10" x 6' 11" (3m x 2.11m) Front aspect double glazed window, radiator, over stairs cupboard.

**BATHROOM** Rear aspect double glazed window, radiator, W.C, wash hand basin with vanity surround, bath with shower screen and shower over.

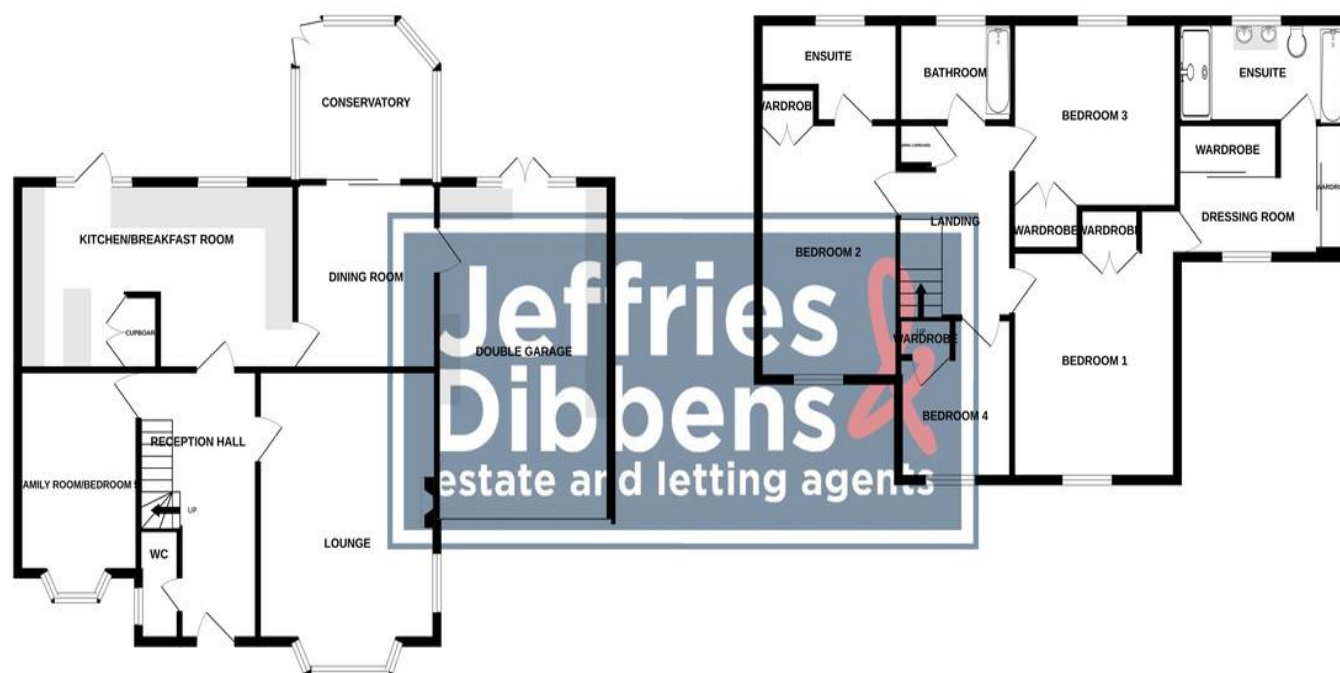
**OUTSIDE** Front - The front of the property has driveway parking for multiple vehicles and gives access to the integral double garage.

**REAR GARDEN** The rear garden is terraced and very well maintained has an area of lawn with plants and trees scattered, there is also a summerhouse/bar with power light and shed to the side. The rest of the garden is laid to patio and composite decking with outside power points and tap.

**DOUBLE GARAGE** 18' x 14' 3" (5.49m x 4.34m) Up and over electric garage door, rear aspect double glazed windows and door to decking area and garden, power, light, space for washing machine and tumble dryer, fitted kitchen units and work tops, wash hand basin.

GROUND FLOOR

1ST FLOOR



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.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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