



**£525,000**

**Oakmont Drive**

Cowplain, PO8 8TH



## PROPERTY SUMMARY

Tucked away in the corner of a quiet cul-de-sac and located within walking distance of several popular schools and the Queens Enclosure protected woodlands, we are delighted to offer for sale this extended 4 bedroom detached house in Oakmont Drive. This superb family home has an enormous number of benefits and internal viewings are strongly advised. The property boasts 4 good sized bedrooms, 2 bathroom suites, 2 reception rooms, an extended kitchen/breakfast room and an additional WC. Externally there is a very good size and well maintained rear garden, off road parking for multiple vehicles and a 16 x 12 outbuilding/office. We believe this property is an ideal family home and early viewing is strongly advised.







**ENTRANCE HALL** Door to front aspect, radiator, stairs to first floor, storage cupboard, doors to:

**WC** Window to front aspect, radiator, spotlighting, part tiled surround, storage cupboard, wash hand basin with extensive vanity surround, WC.

**LOUNGE** 19' 1" x 16' 6" (5.82m x 5.03m) Bay window to front aspect, windows to front and side aspects, 3 x radiators, electric fireplace, storage/display unit.

**DINING ROOM** 15' 9" x 10' 8" (4.8m x 3.25m) Sliding doors to rear garden, storage cupboard, 2 x radiators.

**KITCHEN/BREAKFAST ROOM** 19' 3" x 18' 5" L shaped" (5.87m x 5.61m) Windows to rear and side aspects, radiator, range of wall and base units with work surface over, integrated electric double oven and gas hob with extractor over, sink and drainer unit with mixer tap, plumbing for washing machine and dishwasher, space for 'American' style fridge and freezer, door to side aspect, French doors to rear garden, boiler.

**FIRST FLOOR** Landing - Window to side aspect, radiator, access to loft, doors to:

**BEDROOM 1** 16' 7" x 10' 08" (5.05m x 3.25m) Windows to front & side aspects, radiator, door to:

**ENSUITE** Heated towel rail, walk-in shower, hand wash basin over vanity unit, WC, tiled flooring, extractor.

**BEDROOM 2** 13' 6" x 7' 8" (4.11m x 2.34m) Window to front aspect, radiator, built in wardrobe.

**BEDROOM 3** 11' x 9' (3.35m x 2.74m) Window to rear aspect, radiator.

**BEDROOM 4** 9' x 7' 9" (2.74m x 2.36m) Window to rear aspect, radiator.

**BATHROOM** Window to side aspect, heated towel rail, panelled Bath with shower, hand wash basin with vanity surround, WC.

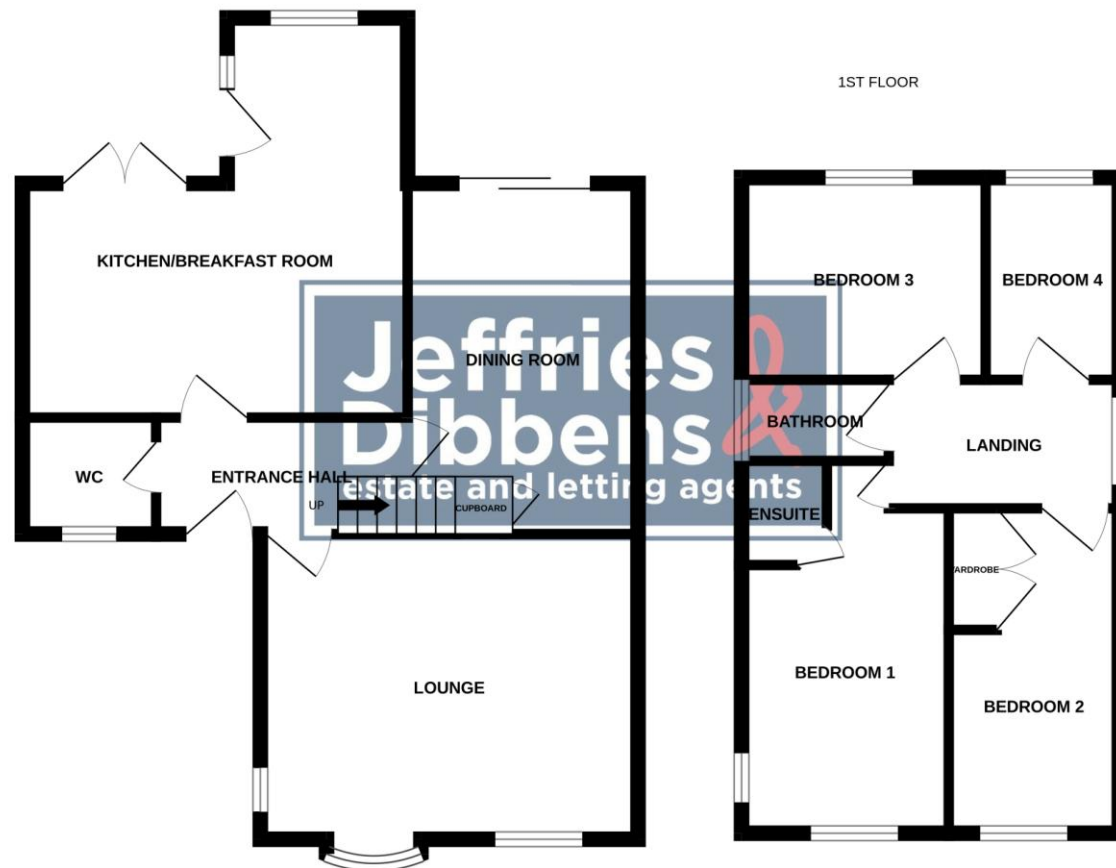
**OUTSIDE** Front - Landscaped front garden which is mostly laid to lawn, outside tap and lighting, power points.

**PARKING** Significant amount of off road parking with own driveway.

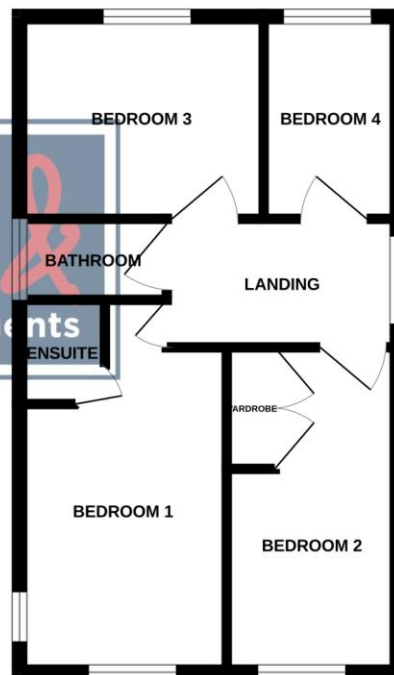
**REAR GARDEN** South facing rear garden which is mostly laid to lawn, decked area, upper patio area with sheds, private patio, mature shrubs and trees, gated side access, outside tap and lighting.

**OFFICE/OUTBUILDING** 16' 8" x 12' 4" (5.08m x 3.76m) Currently used as an office, double glazed to side and rear elevations, insulated roof, power and lighting, carpeted flooring.

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>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	58	
(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

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Dibbens**  
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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