

£550,000

Southwick Road

Denmead, PO7 6LA

PROPERTY SUMMARY

Nestled in the very heart of Denmead village centre and just a few steps away from the green, local shops, restaurants health centre and park we are delighted to offer for sale this extended 4 bedroom semi detached property on Southwick Road. Built in the 1920's 'Woodfield' is a period property that still retains much of its original charm and features and internal viewing is very strongly advised. The property offers 4 well proportioned bedrooms on the first floor, 2 bathroom suites, 3 reception rooms, kitchen and separate utility room. Externally there is a large rear garden and a large front garden providing considerable off road parking and a garage. The property offers attractive views to both front and rear and is offered for sale with no forward chain. Early interest is expected so to avoid disappointment contact us as sole agents today.





ENTRANCE HALL Original door and window to front aspect, radiator, large under stairs cupboard, stairs to first floor, original door to:

LOUNGE 13' 11" x 10' 05" (4.24m x 3.18m) Bay window to front aspect, radiator, original chimney breast and hearth.

DINING ROOM 12' 03" x 10' 03" (3.73m x 3.12m) Radiator, original chimney with log burner, original dresser unit, entrances to reception room and:

KITCHEN 9' 02 plus recess" x 8' 11" (2.79m x 2.72m) Window and stable style door to side aspect, range of cupboards, units and work surfaces with 1 1/2 bowl inset enamel sink unit and mixer tap, space for cooker, space for kitchen appliances, recess with plumbing for dishwasher/washing machine and shelving.

RECEPTION ROOM 11' 10" x 8' 08" (3.61m x 2.64m) Bow window to rear aspect, radiator, door to:

UTILITY ROOM 12' 04" x 5' 04" (3.76m x 1.63m) Stable style door to rear garden, radiator, work surface, plumbing for washing machine, space for appliances, display unit, door to:

SHOWER ROOM Window to side aspect, radiator, shower, WC, hand wash basin.

FIRST FLOOR Landing - Doors to:

BEDROOM 1 13' 11" x 10' 05" (4.24m x 3.18m) Bay window to front aspect with views over local green space, radiator, built in wardrobe/storage.

BEDROOM 2 12' 03" x 10' 04" (3.73m x 3.15m) Window to rear aspect, radiator.

BEDROOM 3 14' 03" x 7' 11" (4.34m x 2.41m) Window to front aspect, radiator.

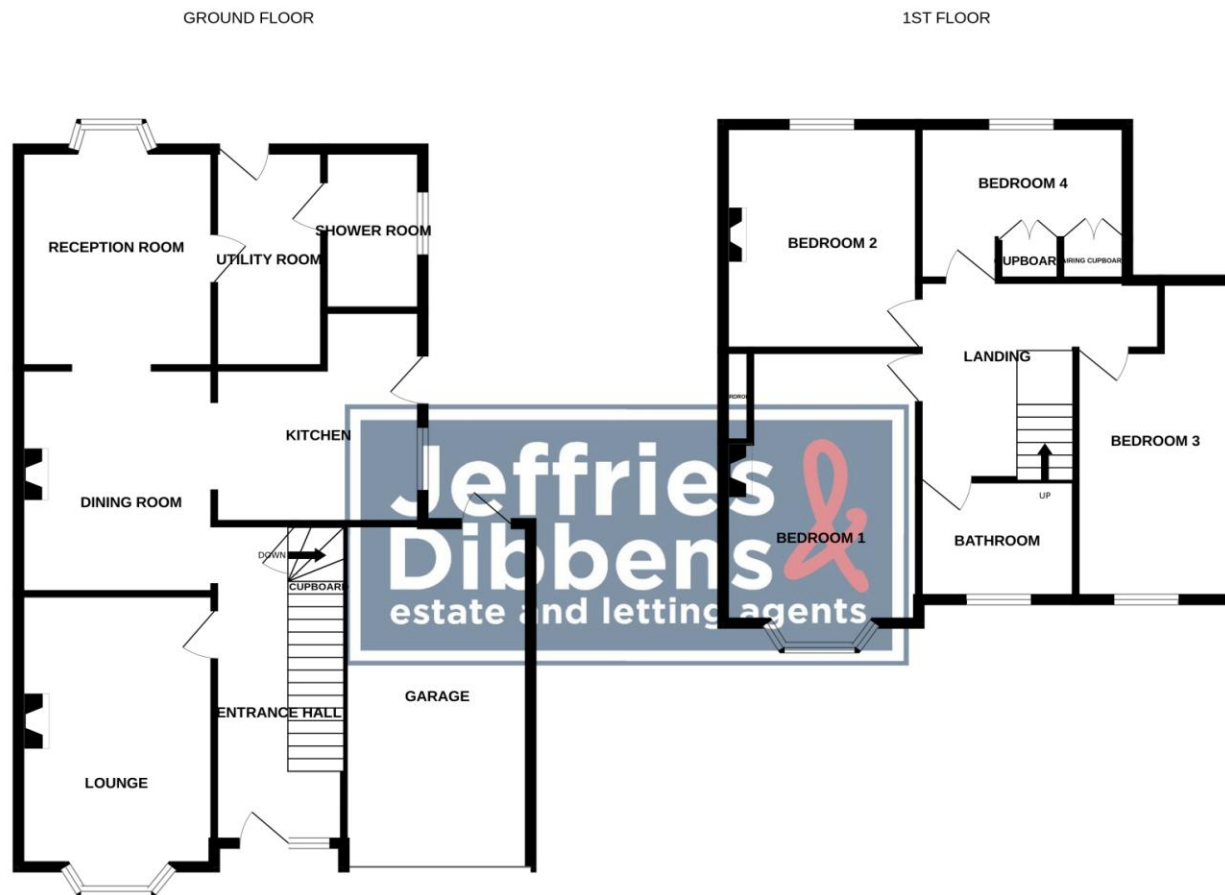
BEDROOM 4 8' 11" x 8' 09" (2.72m x 2.67m) Window to rear aspect, radiator, storage cupboard, airing cupboard housing boiler (fitted in 2023).

BATHROOM Window to front aspect, radiator, panelled bath, WC, hand wash basin, part tiled, access to loft.

OUTSIDE Front - Large front garden with mature fruit tree, flower beds and borders, large driveway providing considerable off road parking, gated side access to rear garden, leading to:

GARAGE Up and over door, light and power, personal door to:

REAR GARDEN Large mature rear garden which is mostly laid to lawn, patio area, side patio area, gated side access, 2 sheds, outside tap and lights.



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
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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