

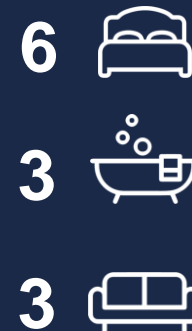
**£575,000**

**Hatchmore Road**

Denmead, PO7 6TE

## PROPERTY SUMMARY

Located in the semi rural village of Denmead we are delighted to offer for sale this very well presented and spacious 6 bedroom property in Hatchmore Road. This ideal family home has both spacious and versatile accommodation and internal viewings are very strongly advised. The property boasts 6 bedrooms arranged over 2 floors, 3 reception rooms, 3 bathrooms, a beautiful fitted kitchen/breakfast room and an additional WC. Externally there is a good sized driveway and car port leading to the garage providing off road parking and a lovely sunny garden. Hatchmore Road is within walking distance of the village centre with its array of shops, facilities and amenities and is only meters from green fields and countryside. To arrange your viewing contact us as sole agents today.





**ENTRANCE HALL** Radiator, tiled flooring, stairs to first floor, doors to:

**WC** Window to front aspect, radiator, spot lights, tiled floor, part tiled surround, WC, hand wash basin.

**DINING ROOM** 9' 04" x 9' 02" (2.84m x 2.79m) Window to front aspect, radiator.

**KITCHEN** 18' 05" x 9' 08" (5.61m x 2.95m) Window and door to rear aspect, spot lighting, wall mounted boiler with cupboard over, tiled flooring, modern fitted kitchen range of high and low units with granite work tops over, ceramic 1/12 bowl sink unit incorporating draining board and taps, integrated dishwasher, space for washing machine, space for range style gas cooker with extractor hood above, space for tall 'American' style fridge freezer, granite breakfast bar.

**LOUNGE** 15' 06" x 12' 00" (4.72m x 3.66m) Window & door to rear aspect, 2 x radiators, stone electric fireplace, under stairs storage cupboard.

### FIRST FLOOR

**LANDING** Window to front aspect, radiator, airing cupboard, stairs to second floor, doors to:

**BATHROOM** Window to rear aspect, spot lights, tiled wall to ceiling, WC, panelled bath with shower over, hand wash basin.

**STUDY** 8' 10" x 6' 00" (2.69m x 1.83m) Window to rear aspect, radiator.

**MASTER BEDROOM** 16' 03" x 11' 10" (4.95m x 3.61m) Windows to rear & front aspects, 2 x radiators, 2 x built in wardrobes, access to loft, door to:

**ENSUITE** Radiator, spot light, shower cubicle, extractor fan, tiled wall to ceiling, WC, hand wash basin.

**BEDROOM 5** 9' 11" x 9' 06" (3.02m x 2.9m) Window to rear aspect, radiator, triple built in wardrobes.

**BEDROOM 4** 10' 01" x 9' 09" (3.07m x 2.97m) Window to front aspect, radiator, triple door wardrobes.

**BEDROOM 6** 9' 08" x 6' 08" (2.95m x 2.03m) Window to front aspect, radiator, built in wardrobe.

**SECOND FLOOR** Velux sky light window to rear aspect, doors to:

**BEDROOM 2** 14' 01" x 12' 09" (4.29m x 3.89m) Window to front aspect, 2 x radiator, triple door built in wardrobes, door to:

**ENSUITE** Velux sky light window to rear aspect, spot lighting, extractor fan, tiled wall to ceiling, WC, corner shower cubicle, hand wash basin.

**BEDROOM 3** 17' 11" x 9' 05" (5.46m x 2.87m) Window to front aspect, Velux sky light window to rear aspect, 2 x radiator, loft access.

### OUTSIDE

**FRONT** Small front garden with mature plants, car port, access to the garage, access to the rear garden.

**REAR GARDEN** Mostly laid to lawn, patio area, outside tap.

**GARAGE** Electric garage door, light & power, rafters for extra storage.





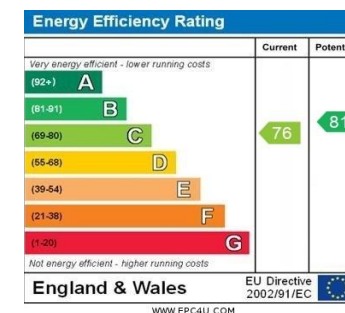
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 F

**VIEWINGS**  
By prior appointment only



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.

**Jeffries  
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