

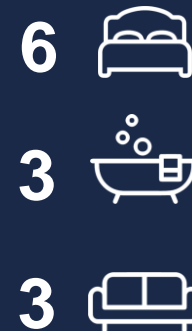
£560,000

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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
Dibbens**
estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk