



£650,000

Woodland View

Lovedean, PO8 9TR

PROPERTY SUMMARY

We are delighted to offer for sale this very spacious and versatile 5 bedroom detached family property tucked away in a secluded cul-de-sac in Lovedean. With views over local farmland, a semi rural backdrop early interest is expected. The property has 4 well proportioned bedrooms plus an additional bedroom 5 or dressing room, separate lounge and dining room, kitchen/breakfast room, separate utility and 2 bathroom suites. Externally there is a private rear garden, off road parking to the front for multiple vehicles and an additional recently purchased (approx. 50'x47') front garden offering potential for further parking. To arrange your viewing and avoid disappointment contact us as sole agents today.





HALLWAY Radiator door to the double garage, small staircase to the half landing, door to:

LOUNGE 20' 6" x 12' 6" (6.25m x 3.81m) Patio doors to front aspect, windows to side aspect, two radiators, fireplace.

HALF LANDING Stairs leading to the first floor, doors to dining room, kitchen/breakfast room, door to:

WC WC, vanity unit, radiator, extractor fan.

KITCHEN/BREAKFAST ROOM 17' 8" x 8' 8" (5.38m x 2.64m) A range of wall and base units with work surfaces over, breakfast bar, gas range cooker with extractor hood over, integral dishwasher and fridge/freezer, inset one and a half bowl stainless steel sink with Insinkerator waste disposal, two windows to rear, built in larder, radiator, door to:

UTILITY ROOM 12' 2" x 4' 9" (3.71m x 1.45m) Base units with work surfaces over, inset stainless steel sink and drainer, spaces for washing machine and tumble dryer, wall-mounted boiler, windows to rear and side aspect, door leading to rear.

DINING ROOM 12' 8" x 11' 5" (3.86m x 3.48m) Patio doors to rear aspect, radiator.

First Floor Landing Doors to bedrooms one, two and five, radiator, access to the loft, small staircase to half landing.

BEDROOM 1 14' 3" x 18' 8" (4.34m x 5.69m) Windows to front and side aspect, radiator, a comprehensive range of built-in wardrobes, door to:

ENSUITE Shower enclosure with two shower heads, concealed flush/vanity unit combination, heated towel rail, extractor fan.

BEDROOM 2 13' 6" x 10' 6" (4.11m x 3.2m) Window to front aspect, radiator, built-in wardrobes, access to a large eaves storage space.

BEDROOM 5 7' 2" x 4' 4" Into wardrobes (2.18m x 1.32m) Currently used as a dressing room, radiator, window to front aspect, a comprehensive range of wall-to-wall (both sides) built-in wardrobes.

Half Landing Doors to bedroom three, four and bathroom.

BEDROOM 3 12' 2" x 8' 10" (3.71m x 2.69m) Window to rear aspect, radiator, built-in airing cupboard housing the hot water cylinder.

BEDROOM 4 8' 9" x 7' 5" (2.67m x 2.26m) Window to rear aspect, radiator.

BATHROOM P-shaped bath with shower screen and two shower heads over, large vanity unit, W.C. heated towel rail, window to rear aspect.

DOUBLE GARAGE 16' 11" x 16' 0" (5.16m x 4.88m)

OUTSIDE

FRONT GARDEN Raised patio, lawn and fence, side pedestrian access to both sides of the property, tarmac driveway providing off road parking, further recently purchased (approx.) 47' x 50' front garden, with mature trees and fence, offering a high degree of privacy and offering the potential for further parking.

REAR GARDEN Large area laid to lawn enclosed by fence, patio area, outside tap and light.

GROUND FLOOR

1ST FLOOR



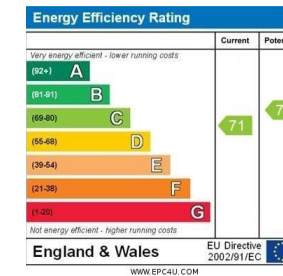
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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