

Jacobs & Hunt

3 THE GRANGE, FIVE HEADS ROAD, WATERLOOVILLE, PO8 9NZ
ASKING PRICE OF £925,000





A truly unique executive barn style house built by Southcroft Homes in 2012. This is a rare opportunity to live in a luxury environment that has been manicured by the current owners, they have created a fabulous living environment both within the property and with the creation of a sub tropical garden to the rear.

On approach you notice the beautiful setting the house has, being located off Five Heads Road in Catherington and neighbouring Catherington Lith Nature Reserve the idyllic location encompasses the country lifestyle.

There is parking for multiple vehicles to the side and front of the house as well as an integral garage with electrically operated garage door. The entrance hallway is the first wow factor the house offers and sets the tone of what to expect, it is flooded with natural light via two floor to ceiling windows and has a built in double coat cupboard and storage, a downstairs cloakroom and a grand staircase.

The kitchen space is very well designed with and has a large dining area, central island, granite work tops and a utility room, there is a two-temperature zone wine fridge, twin integrated Neff fan ovens with microwave facility, also integrated into the kitchen units is a newly fitted Neff dishwasher and a fridge freezer. The adjoining utility room has side access to the garden. The kitchen opens onto the gardens via double bi-fold doors and has a vaulted ceiling with Velux windows creating a very bright entertaining space.



The ground floor continues with a generous lounge room again with bi-folding doors on the gardens, vaulted ceiling and built in surround sound, there is also a separate

versatile room which could be a great work from home office, snug, games room or nursery.

The first floor hosts four double bedrooms, the principle suite is a gorgeous room with built in wardrobes and abundance of floor space and a beautifully designed en-suite wet room with twin sinks a standalone bath, separate shower area and underfloor heating. The further bedrooms all have built in wardrobes and bedroom two is an excellent guest suite with its own porcelain tiled wet room, with underfloor heating. Bedrooms three and four are serviced via a third wet room with a separate deep bath and shower area, again that boasts underfloor heating. The landing also has access into a large loft storage space that has a telescopic pull-down ladder and lighting.

The gardens need to be explored to be appreciated, the current owners have designed and created an oasis of calm with multiple seating areas set within a sub tropical environment. There is a 18m x 15m garden with 65sq metre patio with Marshall Tegula Pennant grey block paving.

The integral garage is an excellent space which has been divided to create a secondary utility room to service garden parties, it is fitted with a range of kitchen cupboards, work top space and has a full height fridge freezer.

It is also important to note that the house has been fitted with a MVHC System, that is a system that is designed as a mechanical ventilation and heat recovery system for the entire house, this greatly improves the energy efficiency and reduces energy costs. There is a Harvey Water Softener supplying soft water to the entire house. The boiler was replaced with the latest Worcester Bosch 8000 high



efficiency boiler and all lighting has been upgraded to low energy LED lighting. There is a two-zone independent heating system so you can control temperatures to the ground and first floors independently via HIVE.

Council Tax Band F- £2,930 per annum.

Viewing through Jacobs & Hunt, Petersfield.



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APPROXIMATE GROSS INTERNAL AREA = 2218 SQ FT / 206.1 SQ M
 OUTBUILDINGS = 277 SQ FT / 25.7 SQ M
 TOTAL = 2495 SQ FT / 231.8 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1014364)
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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

