



Guide price £650,000
Manor Farm Close, Denvilles, Havant



5

Bedrooms



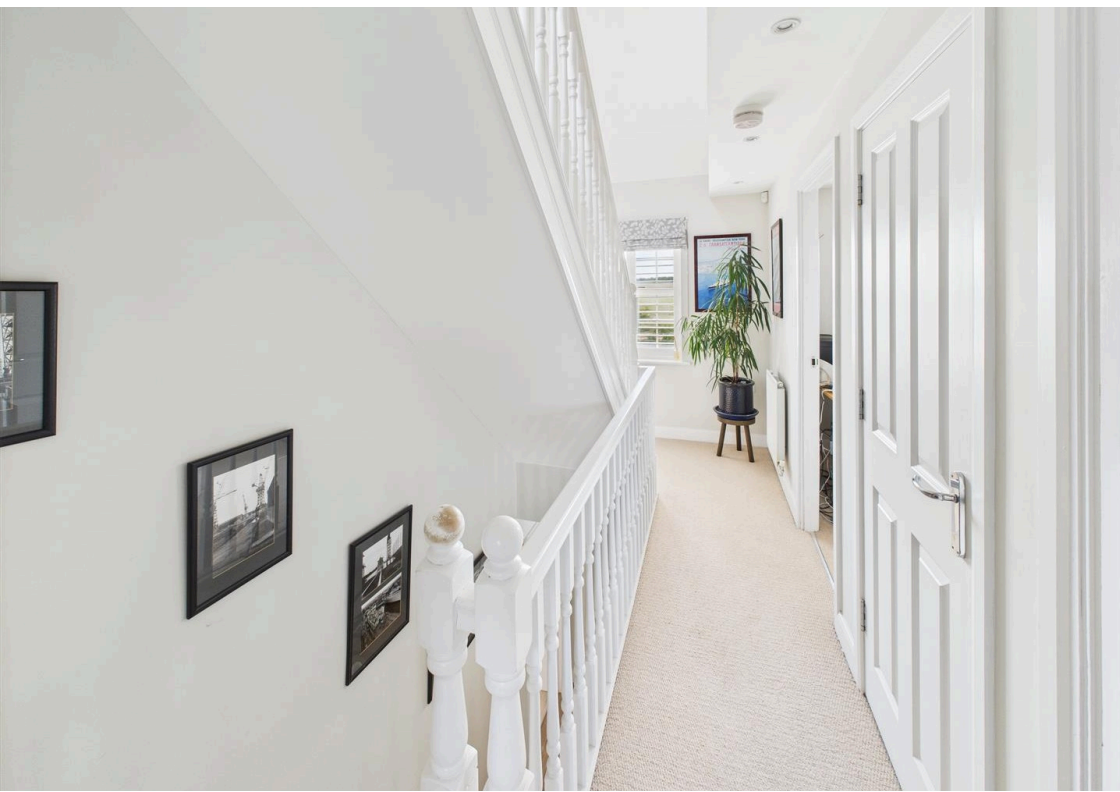
3

Bathrooms



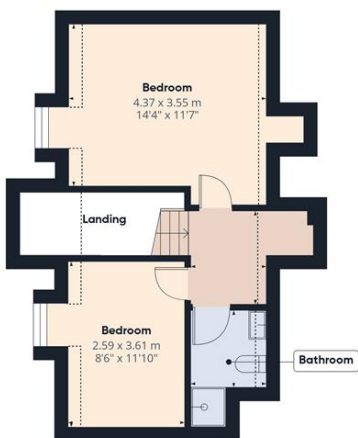
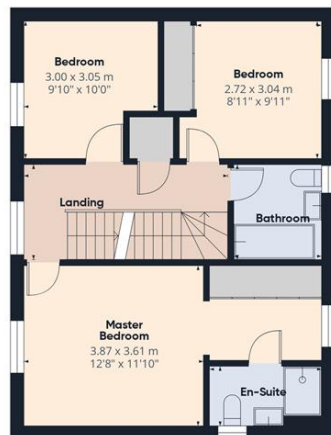
2

Receptions



- A beautifully presented detached family home which has been enhanced by the current owners
- Lounge and study
- Take the train from nearby Havant station to London Waterloo or Victoria
- Offering bright and spacious well laid out accommodation
- Five double bedrooms, en-suite and two family bathrooms
- Enjoy living in a family home with far reaching views of the South Downs
- Open plan kitchen/dining/family room with vaulted ceiling allowing plentiful light
- Secluded landscaped rear garden, garage and driveway

Located on the edge of the popular Manor Farm development in the peaceful village of Denvilles, this impressive five bedroom executive detached home offers the perfect blend of luxury and tranquility. Situated in a quiet close overlooking beautiful farmland and the stunning views of the South Downs, this residence is sure to captivate any potential homeowners. Upon entering, you are greeted by a light and spacious family home, boasting an open plan kitchen/dining/family room at the rear with French doors leading out to the garden. The dual aspect lounge features a bay window with picturesque field views and additional French doors opening up to the outdoor space. A study with equally stunning views provides the ideal work-from-home setting. The first floor showcases three double bedrooms, including a master bedroom with a dressing area leading to an en-suite bathroom, as well as a family bathroom. The top floor offers a dual aspect double bedroom, a small double bedroom, and a shower room. Outside, a gated driveway leads to a detached single garage ensuring ample parking space. The landscaped rear garden is enclosed for privacy and features a terrace patio area, a Pergola-covered patio, and a lush lawn perfect for outdoor gatherings. In addition to the exceptional property features, the surrounding area boasts numerous points of interest including local schools, shops, and countryside walks. With easy access to the beauty of the South Downs and the bustling town of Denvilles nearby, this property truly offers the best of both worlds. There is an estate charge covering the external grounds upkeep, we are advised by the owners that this is approximately £300 per annum.



Approximate total area⁽¹⁾
153.3 m²
1650 ft²

Reduced headroom
4.7 m²
51 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Address: 7, Manor Farm Close, Denvilles, Havant, PO9 2DQ

Tel :

01489 584 298



Email : hello@chimneypotsestateagents.co.uk

Address : 32 Bridge Rd, Park Gate, Southampton SO31 7GF