

Oaks Coppice, Waterlooville, PO8

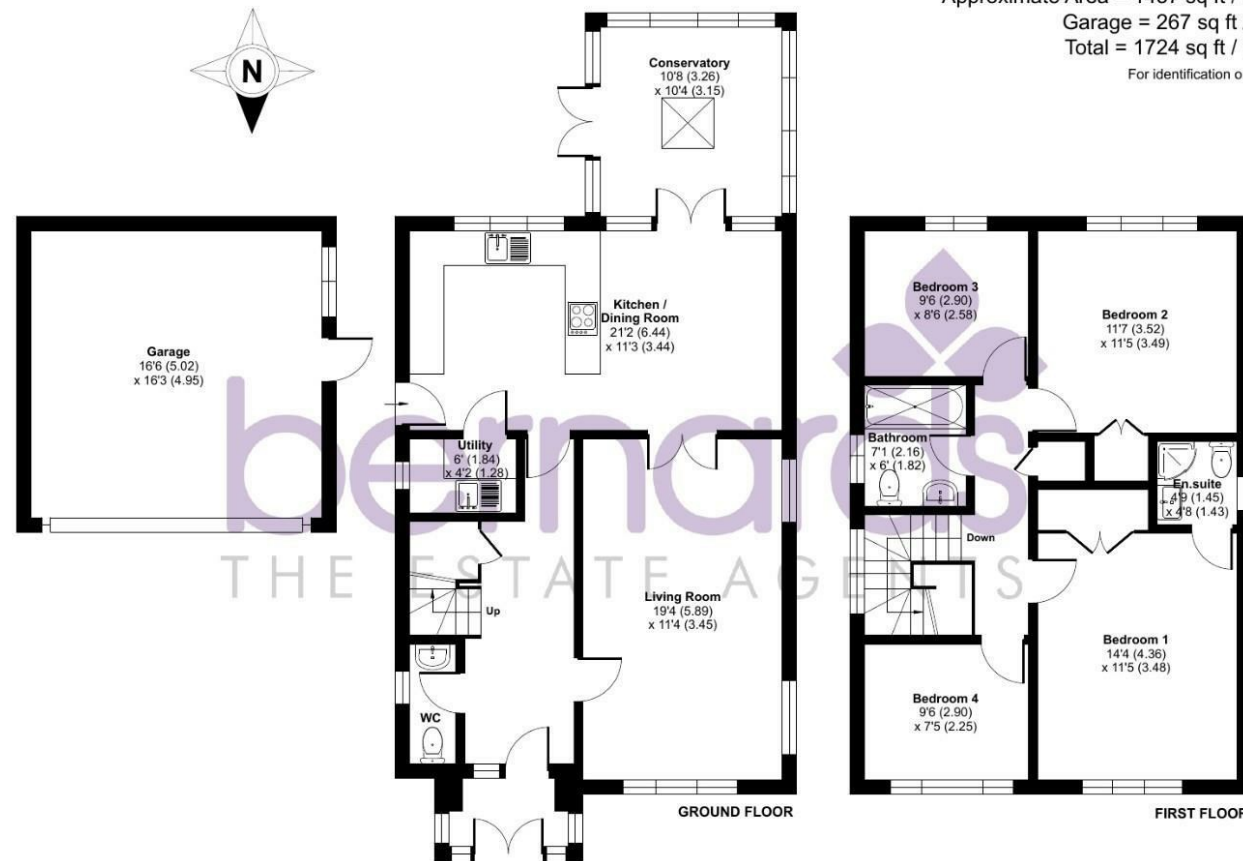
Approximate Area = 1457 sq ft / 135.3 sq m
Garage = 267 sq ft / 24.8 sq m
Total = 1724 sq ft / 160.1 sq m
For identification only - Not to scale



Guide Price £550,000

Oaks Coppice, Waterlooville PO8 9QR

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THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1372413



HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOM
- ❖ LIVING ROOM
- ❖ KITCHEN/DINING ROOM
- ❖ CONSERVATORY
- ❖ DOWNSTAIRS WC
- ❖ UTILITY
- ❖ DOUBLE GARAGE
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

Nestled in the desirable area of Oaks Coppice, Waterlooville, this splendid four-bedroom detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,724 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time.

The heart of the home is undoubtedly the well-appointed kitchen diner, which provides a welcoming space for culinary creations and casual dining. The convenience of a downstairs WC adds to the practicality of the layout, while the en suite bathroom in the master bedroom and the main bathroom ensure that all family members have their own private spaces.

With four generously sized bedrooms, this home is perfect for families seeking room to grow. The property also features a double garage and ample off-road parking for up to six vehicles, making it an excellent choice for those with multiple cars or visiting guests.

Situated within close proximity to local schools, this residence is ideally located for families looking to settle in a community-oriented area. This property is truly a must-view for anyone seeking a spacious and well-equipped family home in Waterlooville. Don't miss the opportunity to make this delightful house your new home.



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

COUNCIL TAX BAND

The local authority East Hampshire District Council E

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and

timely manner.

Please ask a member of staff for further details!

LIVING ROOM

19'3" x 11'3" (5.89 x 3.45)

KITCHEN/DINING ROOM

21'1" x 11'3" (6.44 x 3.44)

UTILITY

6'0" x 4'2" (1.84 x 1.28)

CONSERVATORY

10'8" x 10'4" (3.26 x 3.15)

GARAGE

16'5" x 16'2" (5.02 x 4.95)

BEDROOM ONE

14'3" x 11'5" (4.36 x 3.48)

BEDROOM TWO

11'6" x 11'5" (3.52 x 3.49)

BEDROOM THREE

9'6" x 8'5" (2.90 x 2.58)

BEDROOM FOUR

9'6" x 8'5" (2.90 x 2.58)

EN SUITE

4'9" x 4'8" (1.45 x 1.43)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	74	80
England & Wales		

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