



Highleigh Road, Highleigh, PO20 7NR
Price Guide £800,000

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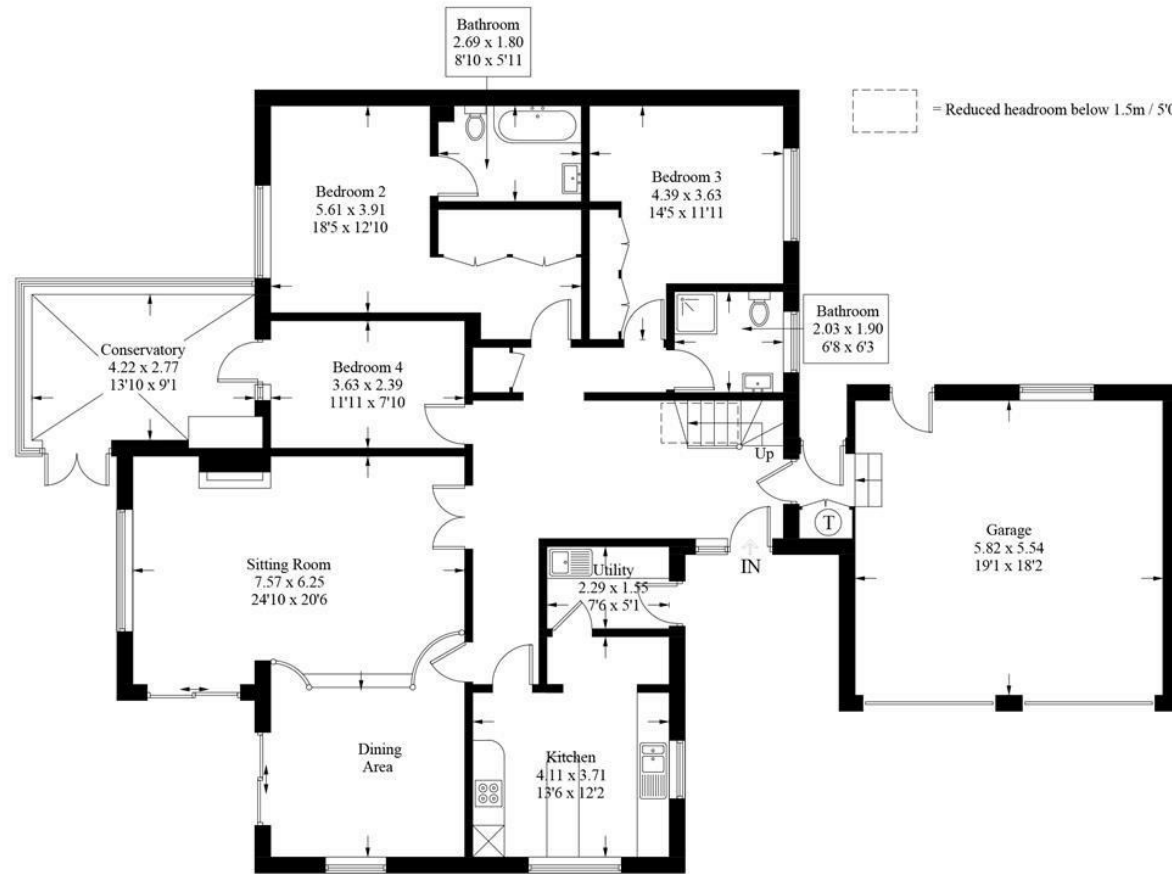
- FOUR BEDROOMS
- EN SUITE BATHROOM
- TWO SHOWER ROOMS

- SITTING/DINING ROOM
- GOOD-SIZED GARDEN
- CONSERVATORY

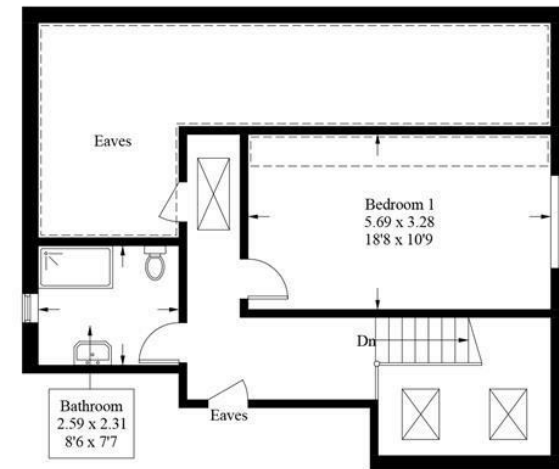
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- DETACHED CHALET HOUSE
- NO FORWARD CHAIN

Bramleys, Highleigh Road, PO20 7NR

Approximate Gross Internal Area = 253.7 sq m / 2731 sq ft
(Including Garage / Eaves)



Ground Floor



First Floor

These plans are for illustration purposes only as defined by RICS - Code of Measuring Practice.
Not to scale. Created by Emzo Marketing



Situated in the rural hamlet of Highleigh, this FOUR BEDROOM detached chalet house is tucked away in a private road. The property benefits from RECENTLY UNDERGONE EXTENSIVE RE-DESIGNING AND MAJOR IMPROVEMENTS and provides a TWO RECEPTIONS, TWO EN-SUITES PLUS FAMILY BATHROOM, DOUBLE GARAGE AND delightful wrap around gardens. OFFERED WITH NO FORWARD CHAIN.

Directions: Proceed along Highleigh Road until you reach a grassed triangular area with signs for Greenwood Nursery and the for sale board, the access road is immediately to the left of this and Bramleys is the second entrance on the right. We understand that Bramleys has a right of way of this lane which we believe is unregistered.

Council Tax G

This property is sold on a freehold basis.

ENTRANCE HALL

Large airing cupboard, double doors to sitting room, steps up to door to dining room and kitchen door.

KITCHEN/BREAKFAST ROOM

13'5" x 12'9" (4.11 x 3.71)

A range of wall and base units with inset sink unit, built-in dishwasher, built-in double oven, electric hob with extractor over, breakfast bar with cupboards and wine cooler under, space for fridge/freezer, door to utility room, dual aspect.

UTILITY ROOM

7'6" x 5'1" (2.29 x 1.55)

Wall and base units with sink unit, space for washing machine, door to garden.

OPEN PLAN SITTING/DINING AREA

24'10" x 20'6" (7.57 x 6.25)

Sitting Area

Window and patio doors to garden, fireplace, double doors to hallway, steps up to:-

Dining Area

Dual aspect, door to hallway.



BEDROOM FOUR/STUDY

11'10" x 7'10" (3.63 x 2.39)

Glass door to conservatory.

CONSERVATORY

13'10" x 9'1" (4.22 x 2.77)

Radiator, tiled flooring, double doors to garden.

BEDROOM TWO

18'5" x 12'10" (5.61m x 3.91m)

Built-in wardrobes, window, DOOR TO EN-SUITE



EN SUITE BATHROOM

8'9" x 5'10" (2.69 x 1.80)

Suite comprising bath with shower attachment, pedestal wash hand basin, low level w.c., shaver point, extractor, window.

BEDROOM THREE

14'5" x 11'11" (4.39m x 3.63m)

Built-in wardrobes, window.

SHOWER ROOM

6'7" x 6'2" (2.03 x 1.90)

Suite comprising shower cubicle, low level w.c., wall mounted wash hand basin, extractor, shaver point, window.



FIRST FLOOR LANDING

Stairs rising from hallway, Velux window, 2 x doors to eaves.

BEDROOM ONE

18'8" x 10'9" (5.69 x 3.28)

Window, eaves storage.

SHOWER ROOM

8'5" x 7'6" (2.59 x 2.31)

Suite comprising, large walk-in shower with rain head and hand held showers, vanity sink unit, low level w.c., extractor, shaver point, heated towel rail, window.



DOUBLE GARAGE

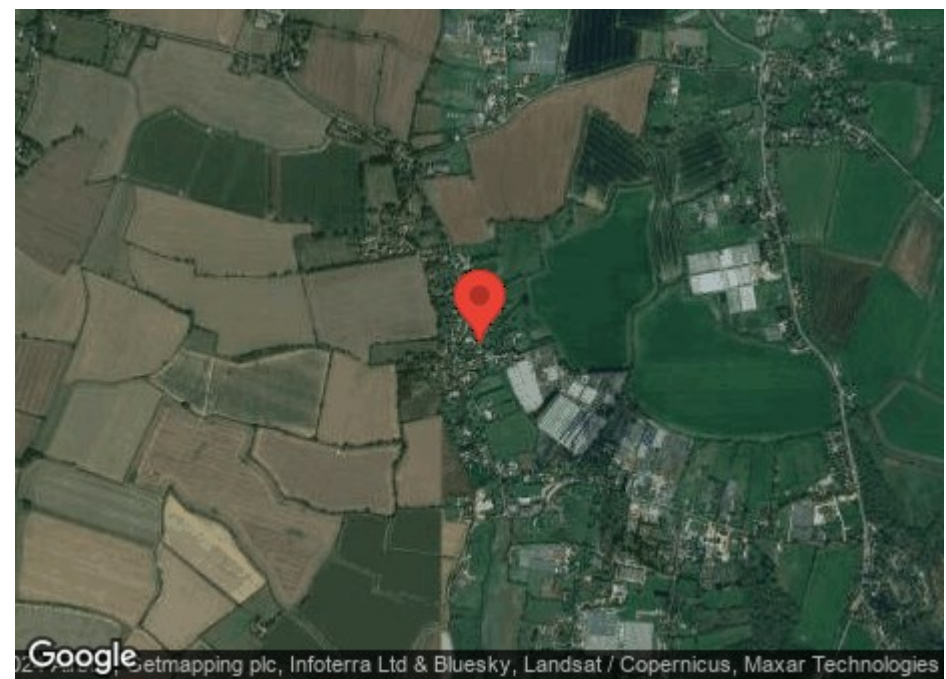
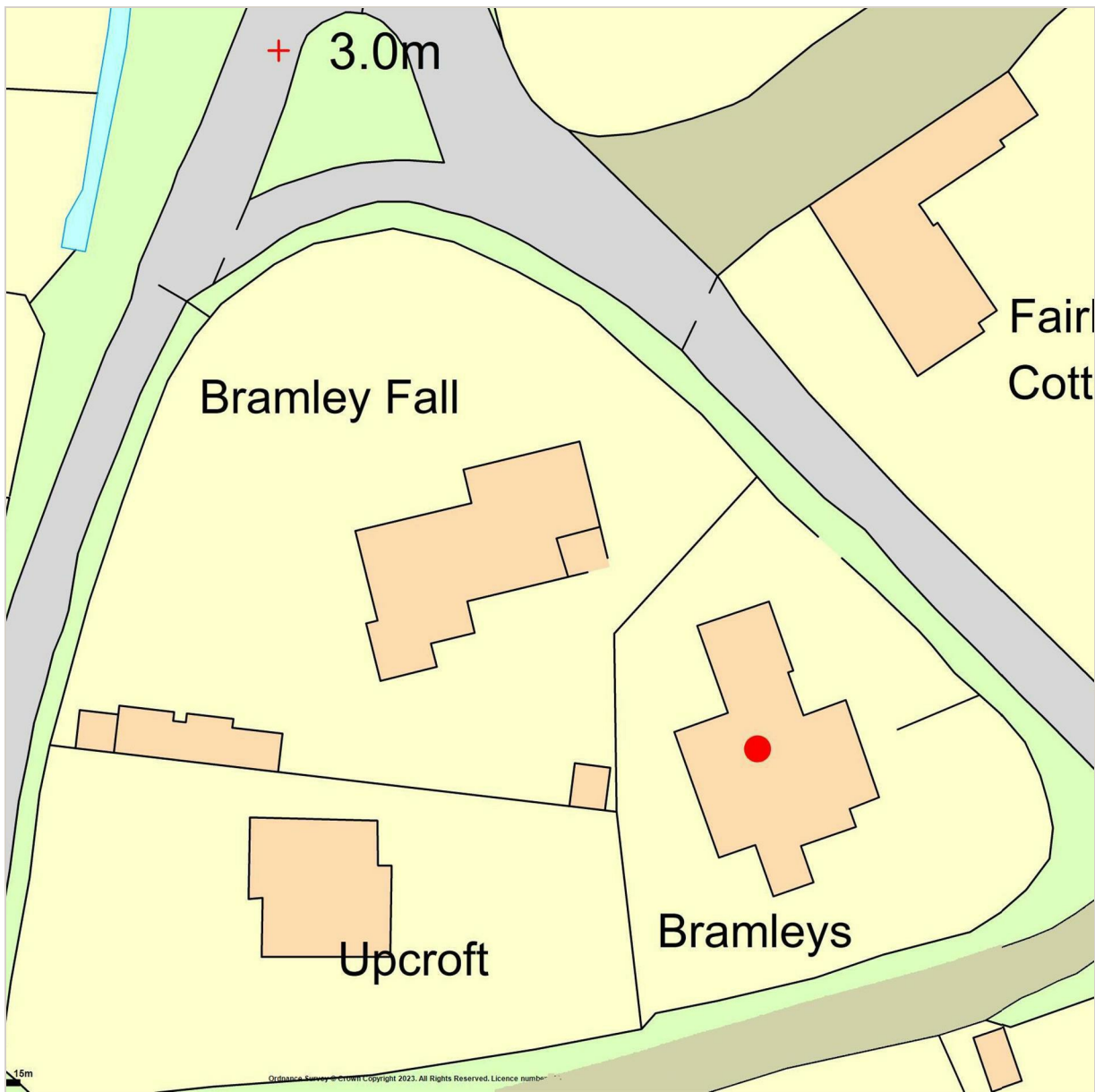
19'1" x 18'2" (5.82 x 5.54)


Electric doors to front, door into the property, door to rear garden, cupboard housing gas central heating boiler.

GARDEN

The property is approached via a driveway providing parking for several vehicles, steps up to front door, wrap around garden (predominantly southerly and westerly aspects) with large paved terrace, lawn, mature shrubs, timber shed, metal gate.

Mains water, electricity and drainage. Color gas heating.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

