



Clarendon Barn Anmore Road, Denmead - PO7 6HW

In Excess of £1,250,000

WHITE & GUARD

Clarendon Barn Anmore Road

Denmead, Waterlooville

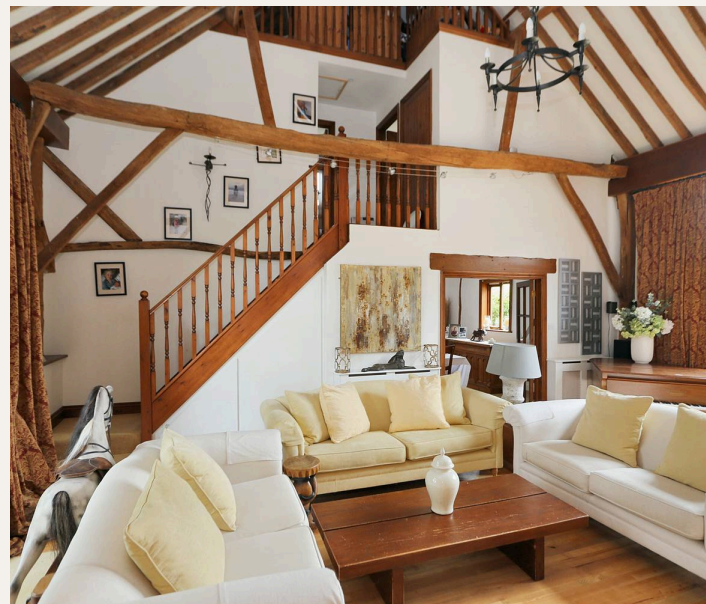
The property originally formed part of Clarendon Farm with the building originally used as both a stable block and in part, a piggery before it was then converted into what is now a lovely light and airy family home.

Internal accommodation briefly comprises of a beautiful sitting room with vaulted ceiling and an array of exposed beams, a separate dining room, office/study, large kitchen/breakfast room, spacious utility room, 21ft cinema room, two double bedrooms, one of which is en-suite and modern cloakroom on the ground floor. On the first floor there are then a further three bedrooms, with modern bathroom and en-suite. Additional benefits include a double garage which is currently used as a gym, double car port, covered patio area to the side, two stables, workshop, store and tack room. There are then two paddocks along with a sweeping shingle driveway and mature beautifully maintained gardens.

LOCATION

Denmead is a pretty Hampshire village with its own High Street, a number of local shops, church and popular pubs. The beautiful South Downs are also on its doorstep offering many lovely walks and a network of bridleways. The area is also conveniently close to train stations in Havant, Bedhampton and Cosham. All main motorway access routes are within easy reach enabling easy access to Portsmouth, Southampton, Chichester, Winchester, Guildford and London.

- WINCHESTER COUNCIL BAND F
- EPC RATING E
- FIVE BEDROOMS, TWO WITH ENSUITE
- BEAUTIFUL KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE AND CARPORT
- WORKSHOP AND STORE
- STUNNING BARN CONVERSION





INSIDE

Accommodation comprises of a beautifully designed main sitting room which has a vaulted ceiling along with an array of exposed beams, with the room also being dual aspect, enjoying views over both the front and rear gardens, there are two staircases leading to the first floor and a set of double doors from one side of the sitting room that lead through to a well proportioned dining room. A further door to one end of the dining room then leads through to a well proportioned study that has oak shelving with cupboards below and windows to both the front and side. The heart of the house has to be the lovely bright triple aspect kitchen/breakfast room which has been fitted with a matching range of wall and base units with oak worktops. There is then a ceramic bowl sink unit, double range style cooker, built-in dishwasher and further appliance space. A door at one end of the kitchen leads through to a large utility room that is also fitted with a matching range of wall and base units, has a butler sink, space and plumbing for an automatic washing machine and further appliances, along with flagstone flooring and a door leading through to an inner hallway. From the hall further doors then leads through to two beautifully appointed double bedrooms, one with modern en-suite shower room, separate cloakroom and to the end of the hallway a beautiful 21ft cinema room which has a vaulted ceiling along with exposed green oak beams, two windows to the side and a set of double glazed French doors at one end that lead out onto a rear patio. This section of the house would also make an ideal annexe due to both the adjoining bedroom and bathroom.



On the first floor the master bedroom has a window to the side and has a door at one end leading through to a modern en-suite shower room which is fitted with a shower cubicle, wash hand basin set on vanity unit with shelving below and matching low level WC, the room also has a heated towel rail and is fitted with 'Travertine' tiling. Accessed via a separate staircase there are then a further two double bedrooms, and modern family bathroom.

OUTSIDE

To the front of the property there is a sweeping shingle driveway providing off road parking for several vehicles, with the driveway then running alongside the house through to an attractive rear courtyard. There are two large outbuildings that include a double garage, double carport, covered patio/seating area, two stables, a store, workshop and tack room. The main part of the garden is laid to lawn with selectively planted borders, with the driveway continuing down to two adjoining paddocks surrounded by neighbouring fields.

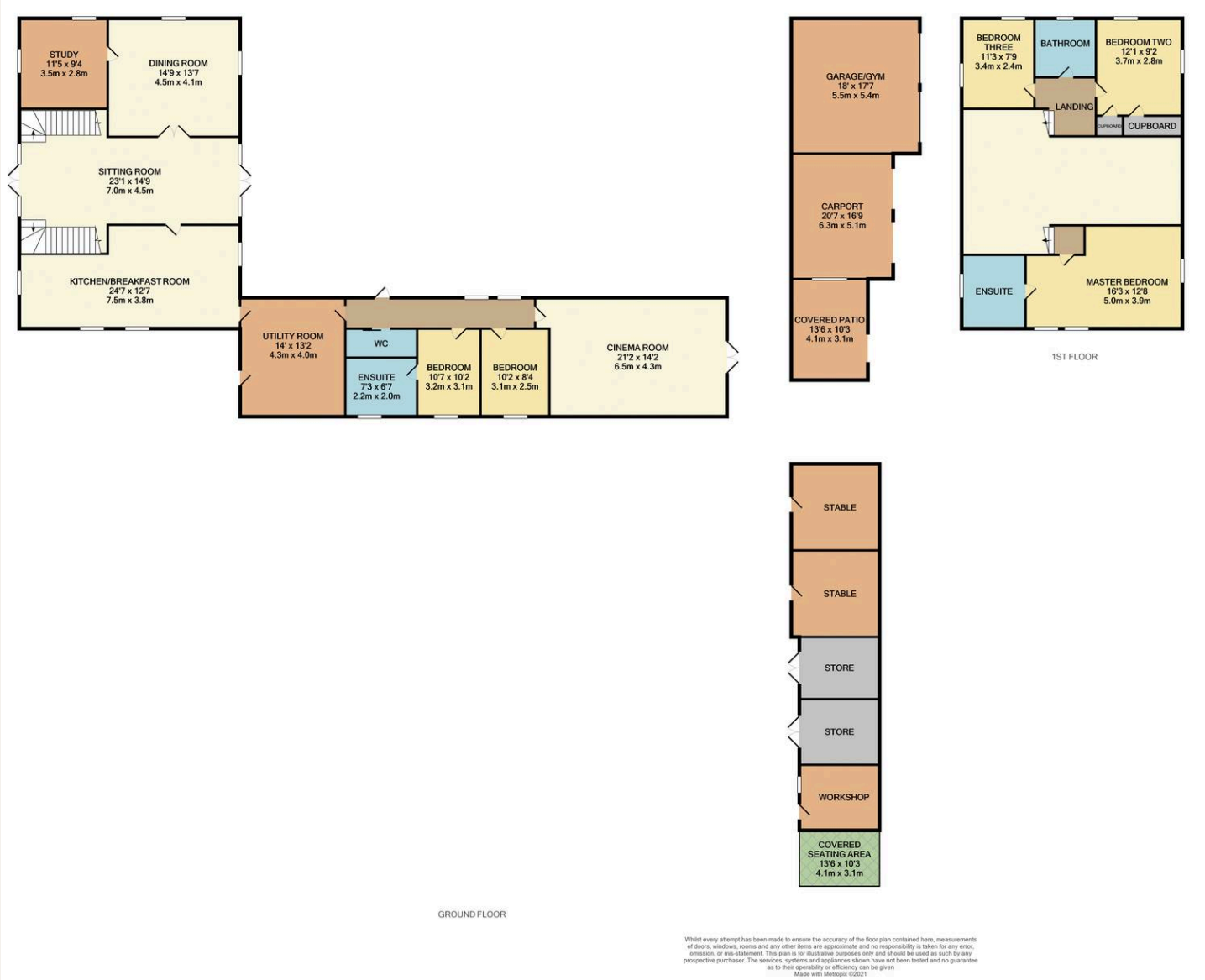
SERVICES

Water, electricity, Oil heating system and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Standard Broadband Up to 24 Mbps download speed Up to 1 Mbps upload speed. This based on information provided by Openreach.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



T: 01489 893946
Brook House, Brook Street, Bishops Waltham,
Soutahampton, Hampshire, SO32 1AX
E: bishopsaltham@whiteandguard.com
W: whiteandguard.com

