





54 Mill Road

Denmead, PO7 6PB

- IMPOSING & SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- OVER 2800 SQ FT IN TOTAL INCLUDING LOFT & OUTBUILDINGS
- GENEROUS SITTING ROOM, CONSERVATORY & VERSATILE GROUND FLOOR BEDROOM
- SUMMER HOUSE, SUBSTANTIAL WORKSHOP, DETACHED GARAGE & LARGE LOFT ROOM
- SET ON A PRIVATE PLOT OF JUST SHY OF A QUARTER OF AN ACRE
- SUPERB OPEN-PLAN KITCHEN / BREAKFAST / DINING ROOM
- IMPRESSIVE PRINCIPAL BEDROOM WITH EN-SUITE & EXTENSIVE FITTED STORAGE
- EXTENSIVE DRIVEWAY PARKING & WONDERFULLY PRIVATE REAR GARDEN

An imposing and exceptionally spacious detached family home occupying a wonderfully private plot of just shy of a quarter of an acre, offering approximately 2,842 sq ft of accommodation including the garage, loft and outbuildings. With four bedrooms, two bathrooms, generous reception space, a substantial loft room, extensive parking and a collection of useful outbuildings, The Mole Hole is a highly individual home offering tremendous versatility in the heart of Denmead.



Offers in excess of £700,000



Set well back from the road behind mature trees and approached through timber gates, the property enjoys an appealing sense of privacy. A generous driveway provides extensive off-road parking and leads to the detached garage, creating an impressive and secluded first impression.

Inside, the accommodation is both substantial and adaptable. A welcoming entrance hall features an attractive staircase and useful study area, while a cloakroom and separate boot room provide excellent everyday practicality.

The spacious sitting room is a comfortable family retreat, with a feature fireplace, bay window and French doors opening towards the garden. At the heart of the house is the superb kitchen/breakfast/dining room – a wonderfully sociable open-plan space combining a characterful fitted kitchen with generous areas for dining and relaxed seating. A separate utility room provides further storage and practicality.

Beyond the kitchen, the conservatory offers another versatile reception space overlooking the garden, ideal as a family room, playroom or somewhere to simply relax and enjoy the outlook.

A fourth bedroom and family bathroom complete the ground-floor accommodation, providing excellent flexibility for guests, older children, multi-generational living or those requiring a dedicated home office.

Upstairs are three further bedrooms, including an impressive principal bedroom with extensive fitted storage and en-suite facilities. A substantial boarded loft room provides valuable additional recreational, hobby or storage space and further enhances the flexibility of the home.

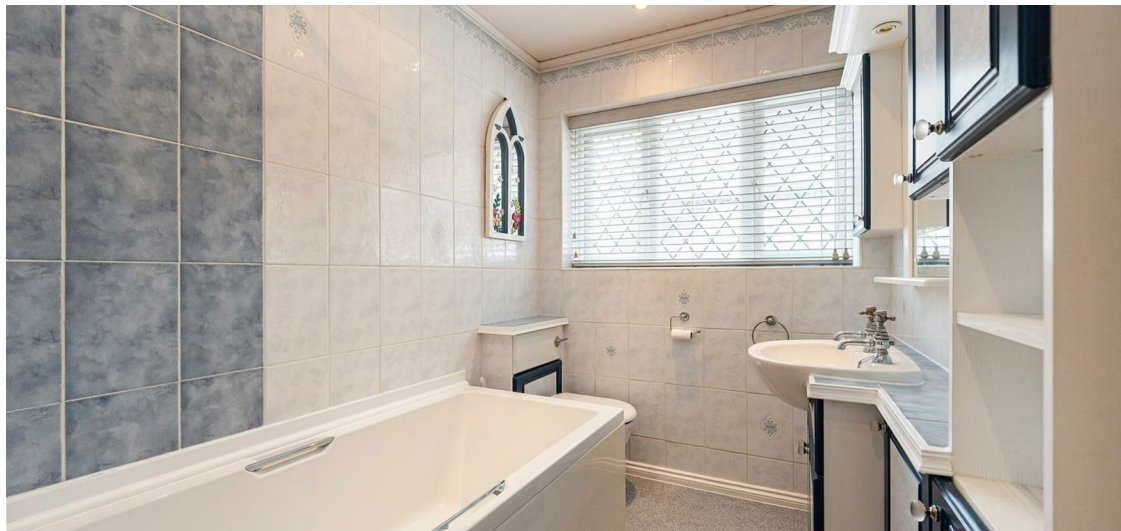
Outside, the property really comes into its own. The plot extends to just shy of a quarter of an acre, with the generous rear garden enjoying an excellent degree of privacy from established trees, hedging and mature planting. A large lawn provides plenty of room for children and pets, complemented by entertaining areas and a characterful raised pond.

At the far end of the garden is an excellent collection of outbuildings, including a summer house, substantial workshop and detached garage. These spaces provide considerable scope for hobbies, working from home, entertaining or storage and are a particularly valuable addition to the property.

The main house offers approximately 1,926 sq ft, supplemented by approximately 402 sq ft of loft space and 514 sq ft of outbuildings including the garage, giving an impressive approximately 2,842 sq ft in total.

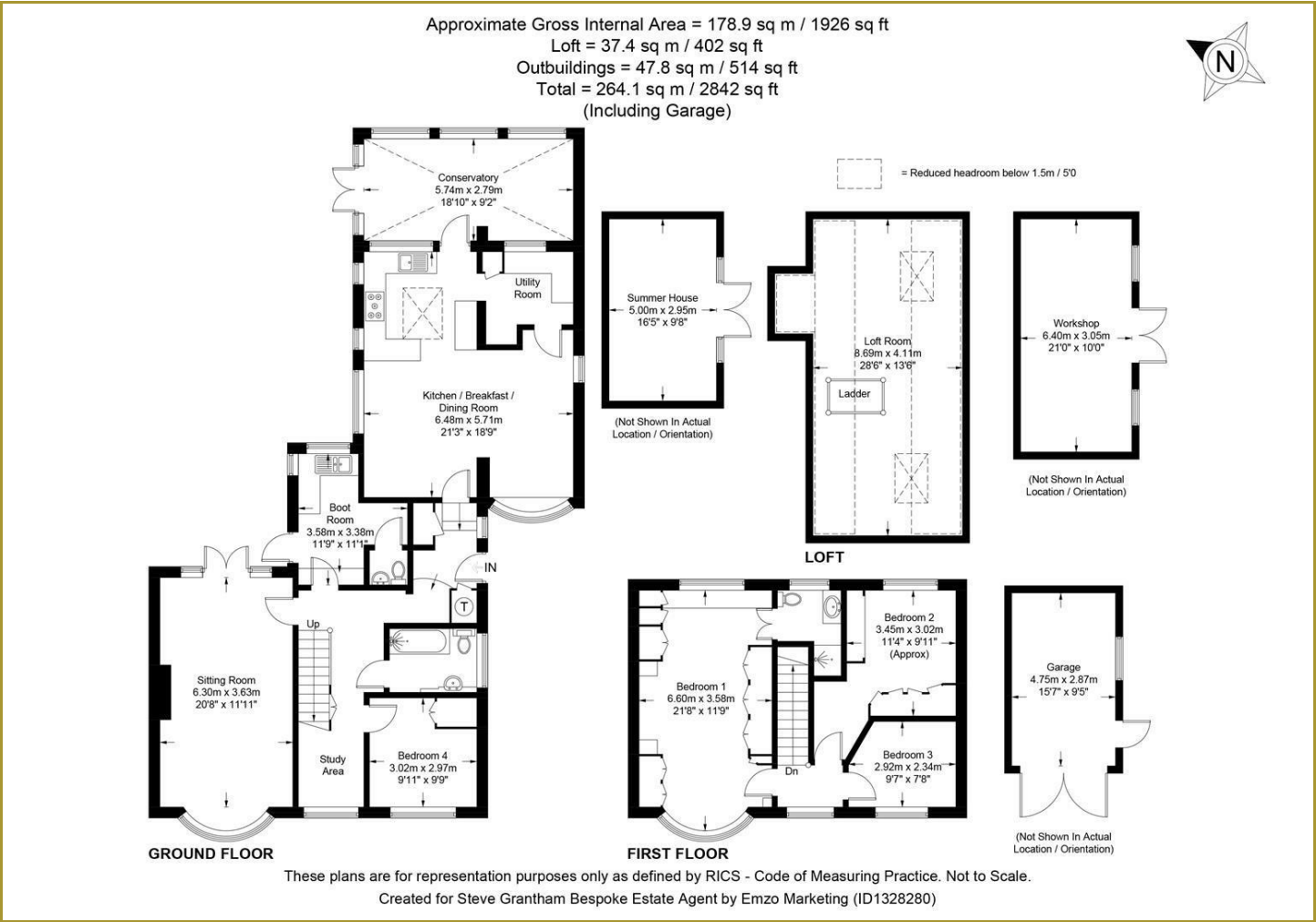
Situated within the popular village of Denmead, The Mole Hole combines a tucked-away and private setting with the convenience of village amenities, schools and transport connections close at hand.

With its generous proportions, flexible accommodation, extensive parking, useful outbuildings and wonderfully private plot, The Mole Hole represents a rare opportunity to acquire a substantial and distinctive family home that needs to be viewed to fully appreciate everything it has to offer.





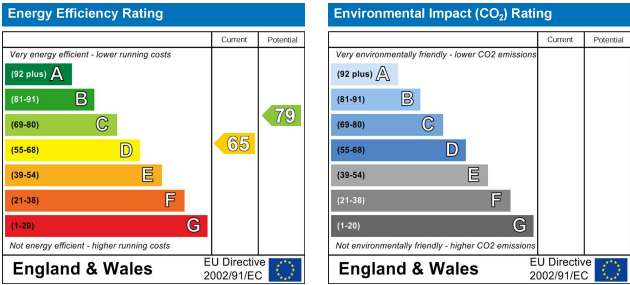
Floor Plans



Location Map



Energy Performance Graph



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