



£475,000

The Meadow

Denmead, PO7 6XX

PROPERTY SUMMARY

Offered for sale with no forward chain and located in the popular village of Denmead, we are delighted to offer for sale this 4 bedroom detached property in The Meadow. This charming family home offers 4 first floor bedrooms, 2 bathroom suites, 2 reception rooms, fitted kitchen, utility room and an additional WC. Externally there is a garage with own driveway and a pleasant rear garden. Local schools and countryside are close by as are shops and amenities. Early viewing is strongly advised and can be arranged by contacting us today!





HALLWAY Stairs leading to first floor, radiator, door to:

LOUNGE 16' 10" x 15' 4" (5.13m x 4.67m) Bay window to front aspect, window to side aspect, radiator, open fire place.

KITCHEN 10' 11" x 8' 10" (3.33m x 2.69m) Window to rear aspect, a range of wall and base units incorporating sink, built in oven with hob and fan over, space for fridge, space for washing machine, door to:

DINING ROOM 11' 0" x 8' 11" (3.35m x 2.72m) Doors to rear garden, radiator.

UTILITY ROOM 10' 11" x 7' 11" (3.33m x 2.41m) Window and door to rear aspect, wall mounted boiler, work surface, space and plumbing for washing machine, door leading to garage, door to:

WC Wash hand basin, W.C.

LANDING Access to loft, doors to:

BEDROOM 1 13' 7" x 13' 0" (4.14m x 3.96m) Window to front aspect, radiator, built in wardrobes, door to:

ENSUITE Window to front aspect, radiator, shower cubicle, wash hand basin, W.C.

BEDROOM 2 13' 5" x 7' 10" (4.09m x 2.39m) Window to front aspect, radiator.

BEDROOM 3 12' 3" x 7' 11" (3.73m x 2.41m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 4 9' 0" x 7' 7" (2.74m x 2.31m) Window to rear aspect, radiator, built in wardrobes.

BATHROOM Window to side aspect, panelled bath, wash hand basin, W.C.

OUTSIDE Front - Lawned area with own driveway to:

GARAGE 16' 10" x 13' 9" (5.13m x 4.19m) Up and over garage door.

REAR GARDEN Mostly laid to lawn, decked area, shed, outside tap.





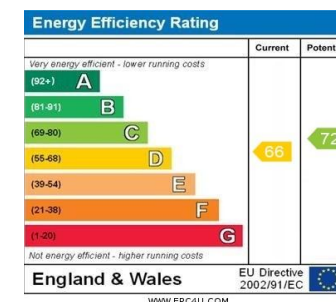
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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