



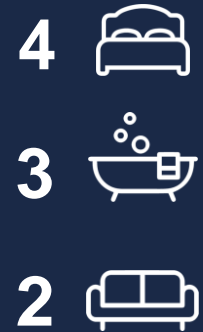
£525,000

The Willows

Denmead, PO7 6YA

PROPERTY SUMMARY

Offered for sale with no forward chain and situated in the popular village of Denmead with its rural backdrop, we are delighted to offer for sale this well presented 4 bedroom detached property. This well presented and spacious family home is sure to attract immediate interest and internal viewings are very strongly advised. The property boasts a wonderful open plan kitchen/dining room, lounge, separate utility room and downstairs W.C. To the first floor there are 4 well proportioned bedrooms with ensuite to the master as well as a family bathroom. Externally there is a pleasant rear garden, a large driveway providing ample off road parking, double garage, EV charging point and 5.2kW solar PV array with 9.5kW home battery. Early viewing is strongly advised and can be arranged by contacting us today!





ENTRANCE HALLWAY Stairs to the first floor, radiator, door to:

WC Window to front aspect, heated towel rail, wash hand basin, W.C.

KITCHEN/DINER 26' 9" x 10' 3" (8.15m x 3.12m) Two windows to rear aspect, two vertical radiators, patio doors to rear garden, a range of wall and base units incorporating sink unit, built in hob with fan over, integral oven, space and plumbing for dishwasher, space for fridge/freezer, opening leading to utility room, opening to:

LOUNGE 17' 9" x 11' 2" (5.41m x 3.4m) Bay window to front aspect, radiator.

UTILITY ROOM Window to side aspect, vertical radiator, door leading to rear garden, internal door leading to garage, a range of wall and base units incorporating sink unit, cupboard housing boiler, space and plumbing for washing machine and tumble dryer.

LANDING

BEDROOM 1 13' 11" Max x 11' 4" Max (4.24m x 3.45m) Window to front aspect, radiator, door to:

ENSUITE Window to front aspect, heated towel rail, shower cubicle, wash hand basin, W.C.

BEDROOM 2 12' 10" x 9' 2" (3.91m x 2.79m) Window to front aspect, radiator.

BEDROOM 3 10' 4" x 10' 3" (3.15m x 3.12m) Window to rear aspect, radiator.

BEDROOM 4 9' 6" max x 9' 1" Max (2.9m x 2.77m) Window to rear aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

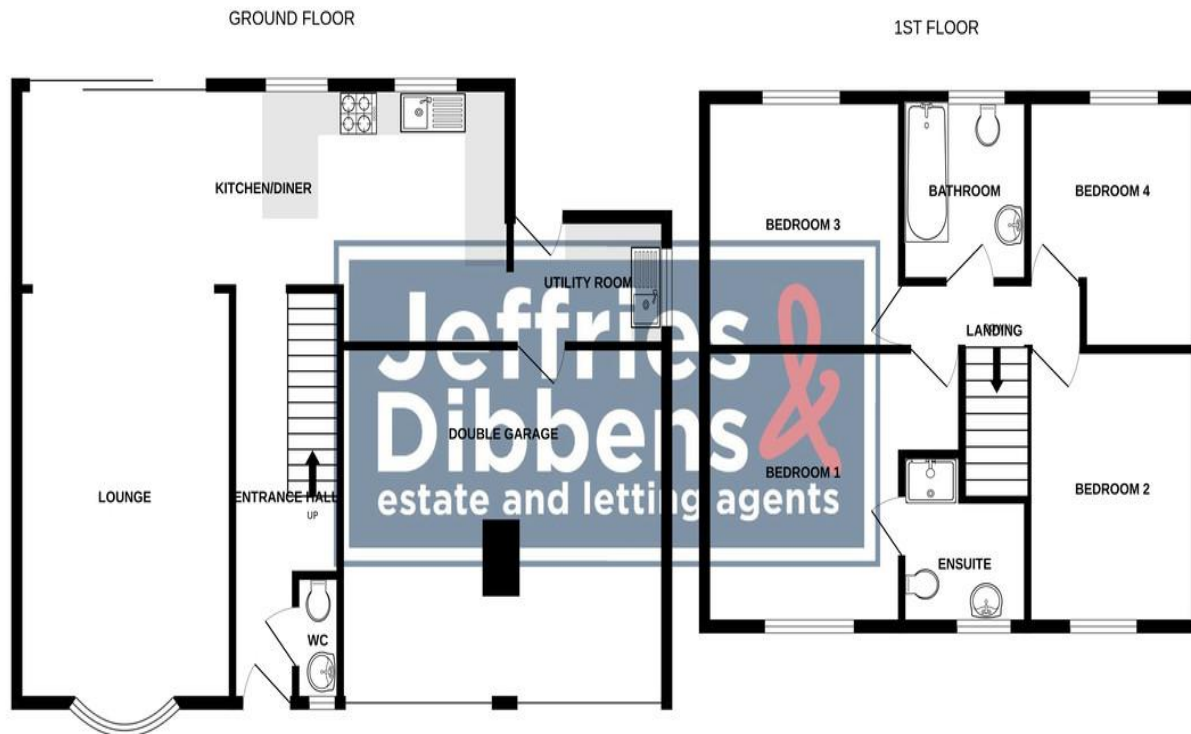
OUTSIDE

REAR GARDEN Large area laid to lawn, patio area, side access, shed.

FRONT GARDEN Driveway providing ample off road parking, electric car charger, access to double garage.

DOUBLE GARAGE 17' 3" x 15' 6" (5.26m x 4.72m) Two up and over garage doors, power and light.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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