

30 Downhouse Road, Catherington, Waterlooville,
Hampshire, PO8 0TX

FINE & COUNTRY

# £700,000 - Freehold







**Features**

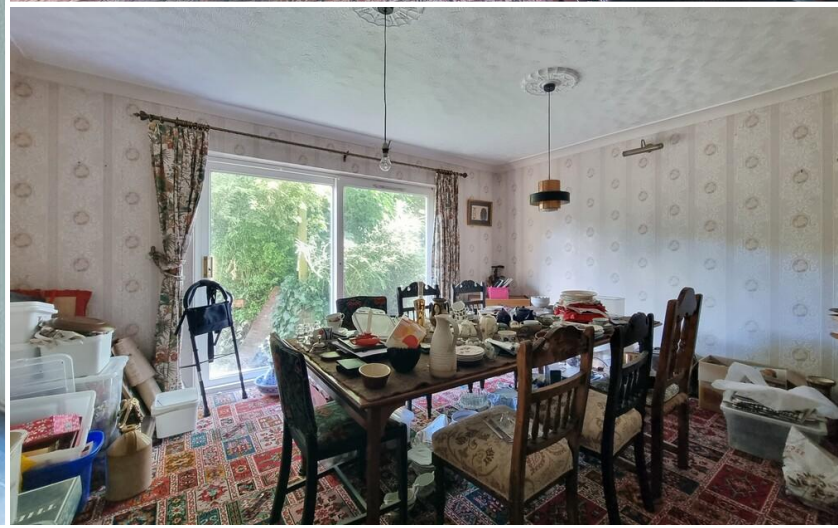
- A Substantial Detached Family Home
- Six Bedrooms
- Six Reception Rooms
- 2793 Sq Ft of Living Space

PROPERTY SUMMARY

On entering the driveway, the impressive frontage of this detached residence immediately commands attention. Surrounded by mature trees and set back from the road with a substantial front garden, the property offers a rare opportunity to create an exceptional family home. Requiring modernisation throughout, the accommodation is both extensive and versatile, comprising six generous reception areas, six bedrooms, galleried landing and two bathrooms. Providing a good size footprint and wealth of potential offering an excellent framework for transformation, the property presents a unique chance to restore and reimagine a distinguished residence in a countryside setting. Situated within the sought-after conservation village of Catherington, the property enjoys a beautiful semi-rural setting surrounded by agricultural and equestrian countryside. The village is home to the historic All Saints Church, a Grade II listed landmark dating back to the 12th century, renowned for its Hyde Chapel, 14th-century wall paintings and graves of notable naval figures. Despite its surroundings, the property remains conveniently placed not far from Horndean, where a range of amenities can be found including supermarkets, restaurants and excellent road links providing convenient access to the major South Coast cities. To fully appreciate both the unique setting and the exceptional potential this property has to offer, an internal viewing is highly recommended.







ENTRANCE
Lowered kerb to the right hand side leading to driveway, front garden with lawn, shrubs, evergreens and bushes, T shaped turning area, further hardstanding to front of double gates to rear garden and garage (restricted), raised rockery area, steps up to double glazed main front door with window to one side leading to:

PORCH
Door to cloakroom, glazed panelled door with windows to either side leading to hallway.

CLOAKROOM
Low level w.c., corner wash hand basin, double glazed frosted window to front aspect, radiator.

HALLWAY
14' 7" x 13' 4" (4.44m x 4.06m) Wood parquet flooring, radiator, doors to primary rooms, balustrade staircase rising to first floor with galleried landing over, understairs cupboard, built-in cupboard.







LIVING ROOM
18' 10" x 12' 10" (5.74m x 3.91m) Double glazed full height windows to front aspect overlooking garden, glazed door to hallway, tiled surround fireplace, two double radiators.

STUDY
8' 7" x 7' 5" (2.62m x 2.26m) Double glazed window to front aspect overlooking garden, double radiator.

FAMILY ROOM
12' 0" x 10' 10" (3.66m x 3.3m) Double glazed sliding patio doors leading to conservatory, radiator.

CONSERVATORY
14' 5" x 11' 4" (4.39m x 3.45m) Two radiators, twin doors to outside, double glazed windows overlooking rear garden, clad ceiling.

DINING ROOM
14' 7" x 12' 10" (4.44m x 3.91m) Double glazed sliding door with full height panel to one side leading to rear garden, double radiator, glazed panelled door to hallway.

KITCHEN
15' 1" x 11' 1" (4.6m x 3.38m) Range of matching wall and floor units with tiled work surface, inset single drainer stainless steel sink unit, double glazed window to side aspect, inset gas hob with extractor hood, fan and light over, double oven and grill with cupboards over and under, wall mounted boiler supplying domestic hot water & central heating (not tested) peninsular style divide with space and plumbing for dishwasher under, door to outside, square opening leading to:

BREAKFAST ROOM
11' 2" x 9' 8" (3.4m x 2.95m) Twin double glazed doors to rear garden, radiator.

FIRST FLOOR
Large galleried landing, radiator, doors to primary rooms, staircase rising to top floor.

BEDROOM 2
16' 10" x 11' 10" (5.13m x 3.61m) Double glazed windows to front with far reaching views, radiator, double glazed window to rear overlooking garden.

BEDROOM 4
10' 3" x 10' 1" (3.12m x 3.07m) Double glazed window to front aspect with far reaching views and radiator under, understairs recess.

BEDROOM 3
12' 10" x 10' 3" (3.91m x 3.12m) Double glazed window to front aspect with far reaching views, radiator, access to loft storage space.

FAMILY BATHROOM
9' 9" x 7' 1" (2.97m x 2.16m) Panelled bath with telephone style mixer tap and shower attachment, low level w.c., bidet, pedestal wash hand basin, double glazed frosted window to side aspect, raised shower cubicle, tiled to walls.

BEDROOM 1
20' 10" decreasing to 11'2" x 13' 0" decreasing to 6'3" (6.35m x 3.96m) L shaped, twin double glazed windows to rear aspect overlooking garden with radiators under, steps and square opening leading to:

EN-SUITE BATHROOM
Large bath, pedestal wash hand basin, bidet, low level .w.c.

TOP FLOOR

LANDING / BEDROOM 5
18' 4" x 9' 2" (5.59m x 2.79m) Measurements taken from approximately 4'0" off floor level with eaves to side ceilings restricting headroom, three skylight windows, access to loft space, radiator.

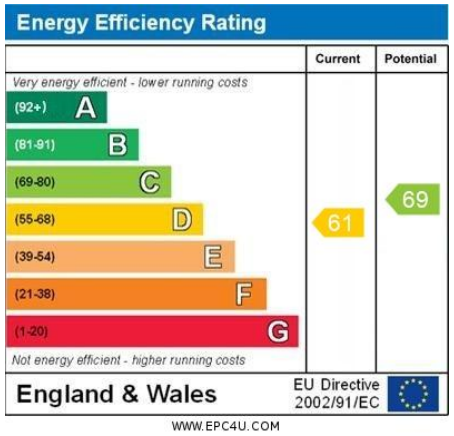
WALK-IN WARDROBE
9' 5" x 9' 2" (2.87m x 2.79m) Measurements taken from approximately 4'0" off floor level with eaves to side ceilings restricting headroom, radiator, skylight window.

BEDROOM 6
13' 5" x 9' 2" (4.09m x 2.79m) Measurements taken from approximately 4'0" off floor level with eaves to side ceilings restricting headroom, skylight window, radiator.

OUTSIDE
70' rear split-level garden with patio area, the primary garden is laid to lawn with mature shrubs and evergreens.

DETACHED GARAGE / SHED
Brick built.

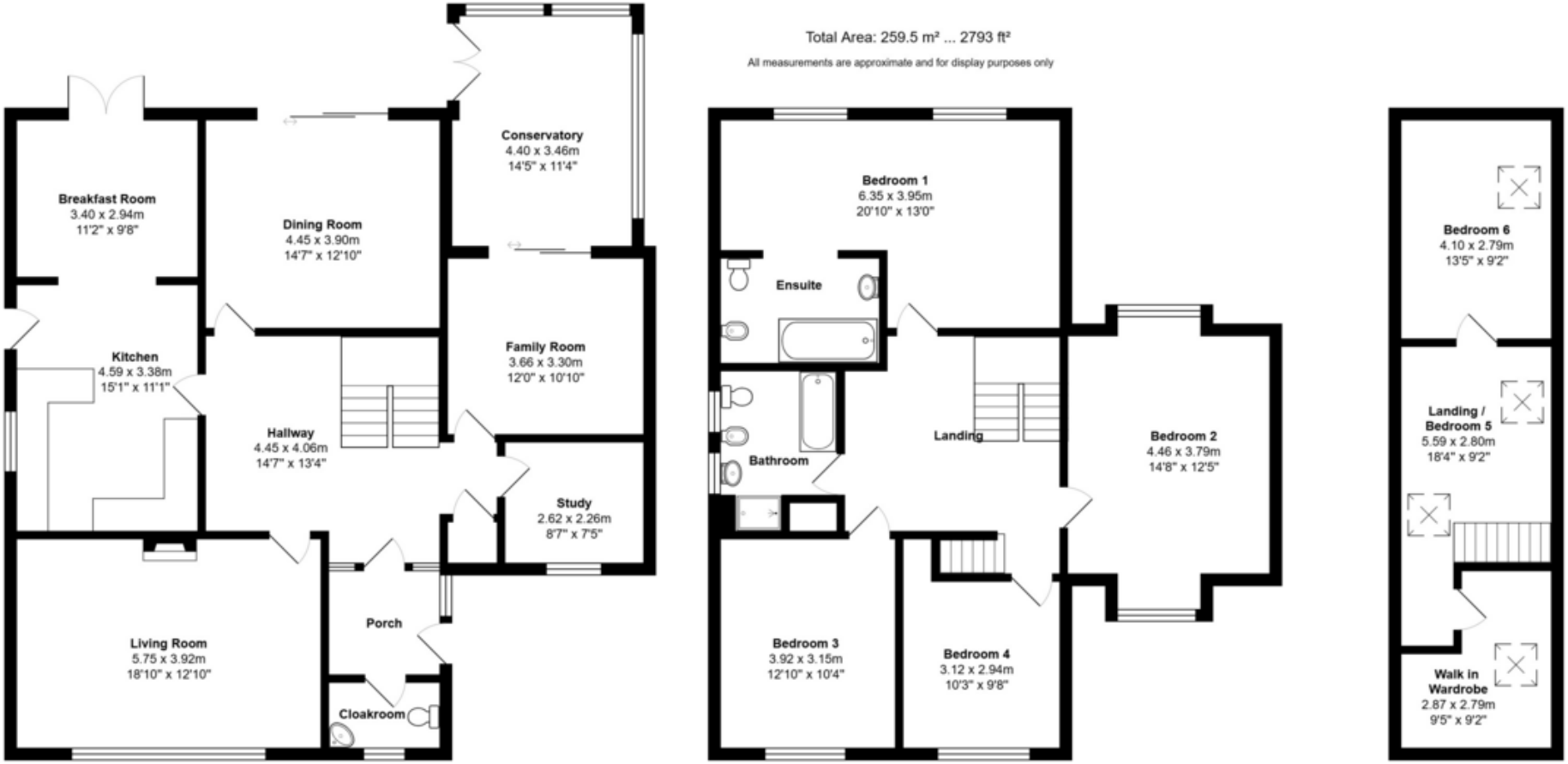
AGENTS NOTES
Council Tax Band G – East Hampshire District Council
Broadband – ADSL/FTTC  Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer.  A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.










IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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