



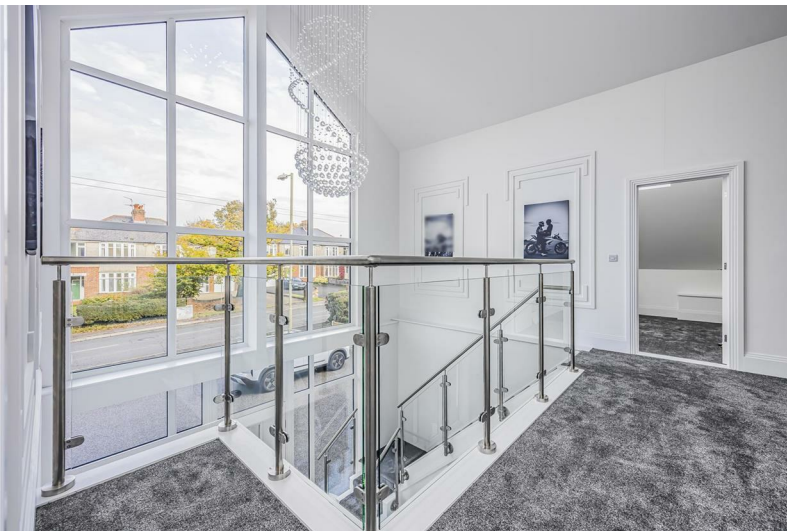
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## 31 Lovedean Lane

Lovedean, Waterlooville, P08 8HJ

Offers in excess of £999,995



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OFFERS OVER £999,995... Occupying a fantastic position in the sought-after village of Lovedean, this extraordinary detached home represents a true triumph of design and craftsmanship. Completely rebuilt by the current owners, the property has been transformed into a state-of-the-art family residence that combines luxury, space and modern innovation to remarkable effect. Every element — from the dramatic vaulted entrance hall to the bespoke cinema room — has been conceived and finished to an exacting standard, creating a home that is both architecturally striking and eminently practical for modern family life.

From the moment you arrive, the sense of quality and individuality is unmistakable. The front elevation is dominated by floor-to-ceiling glass panels, flooding the interior with natural light and offering a tantalising glimpse of the stunning vaulted ceiling beyond. A sleek, contemporary front door opens into a truly spectacular double-height reception hall, where glass, oak and porcelain finishes blend seamlessly. A floating staircase rises to a mezzanine landing above, creating an immediate sense of grandeur and volume. Every detail, from the lighting to the flooring, has been selected to enhance the feeling of light and space.

The heart of the home is a breathtaking open-plan living and dining space extending over 30 feet in length to the rear of the property. Designed for entertaining and everyday family life, this area enjoys an abundance of natural light from bi-folding doors that open directly on to the rear garden and resin-surfaced seating area. The layout allows for a large dining table, relaxed sofa seating and a seamless connection with the kitchen, ensuring a sociable flow throughout the ground floor. The kitchen itself is a contemporary masterpiece — sleek, streamlined and immaculately finished. A range of high-end integrated NEFF appliances includes a coffee machine, oven, hob, dishwasher and fridge freezer. The cabinetry provides generous storage, while subtle LED accent lighting and a stone-effect worktop complete the modern aesthetic. This is a kitchen designed for both style and function, perfectly suited to culinary enthusiasts and entertainers alike.

This remarkable home offers a range of additional rooms designed for recreation, relaxation and productivity. A cinema room provides the ultimate entertainment experience, insulated with professional-grade acoustic material to ensure perfect sound control. The space features a large cinema television, surround-sound speakers and a tiered seating area with a cinema sofa, creating a true private theatre ambience.

Next door, the games room and bar offers an entirely different kind of entertainment space — one that's vibrant and social. Fitted with LED-lit drinks cupboards, a competition-grade pool table and professional darts board, this room is ideal for parties, family gatherings or relaxed evenings in. Every element has been carefully curated to evoke the feel of a luxury club lounge.

For those working from home, the ground-floor office offers a quiet and inspiring workspace. Finished to the same high standard as the rest of the home, it enjoys direct access to the garden through French doors, allowing natural light and fresh air to flow in. Alternatively, this room could serve as a fifth bedroom if required, with its proximity to the ground-floor bathroom making it a flexible and practical option for guests or multigenerational living.

The ground-floor family bathroom is beautifully appointed with a walk-in shower, freestanding bathtub, and space for utility appliances including a washing machine and dishwasher. Elegant tiling, soft LED lighting and quality fittings create a sense of calm and luxury. Every bathroom in the house echoes the same commitment to excellence — a consistent theme of style, precision and attention to detail.

On the first floor, the sense of space continues. The galleried mezzanine landing overlooks the grand entrance hall, while expansive windows allow natural light to flood every corner.

The Master Bedroom Suite is a true statement of luxury and design ingenuity. Featuring a vaulted ceiling and a Juliette balcony that opens to views over the garden, this room exudes calm sophistication. Perhaps the most striking feature

is the 'hidden' dressing room and en-suite, accessed through a concealed doorway behind a large, ornate mirror — a detail that epitomises the thoughtful creativity behind this home.

The en-suite bathroom is nothing short of spectacular, finished in polished porcelain tiling with LED mood lighting and fitted to spa-like standards. It includes a walk-in shower, a jacuzzi bath, and even a commercial-grade eight-person sauna complete with integrated speakers and lighting system — a private wellness retreat within your own home.

Two further double bedrooms on this floor each feature luxurious en-suite bathrooms, finished in sleek grey tiling with contemporary fittings and walk-in showers. A fourth upstairs bedroom provides further generous accommodation, perfect for family members or guests.

Throughout the property, the specification is exceptional. The entire house benefits from underfloor heating, ensuring warmth and comfort underfoot throughout every season. LED spotlighting has been installed throughout, with carefully placed mood lighting accentuating architectural features and creating atmosphere at night. Double-glazed windows and high-quality insulation ensure the home is energy efficient and quiet, while smart design elements allow for modern convenience and effortless living.

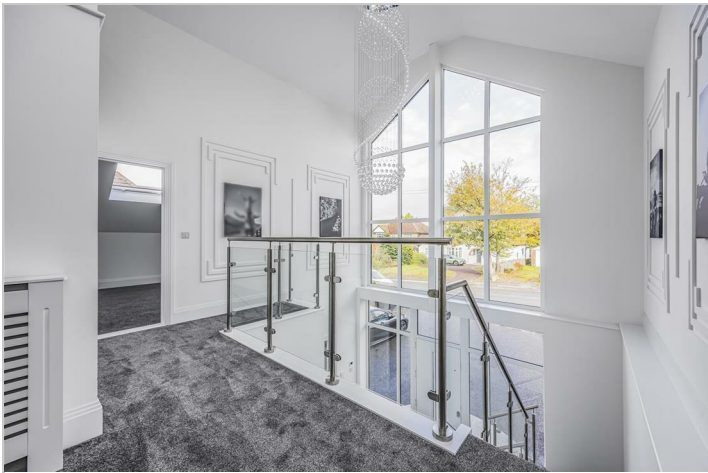
To the rear, the landscaped garden provides the perfect setting for outdoor entertaining and relaxation. The resin

seating terrace accessed from the open-plan living area offers ample space for al-fresco dining, with room for outdoor furniture and feature lighting. The garden itself is laid mostly to lawn with mature boundaries, providing both privacy and a sense of openness. The front of the property offers generous off-road parking and a smartly finished driveway, complementing the home's contemporary façade.

This is far more than a house — it is a bespoke architectural home built without compromise, blending cutting-edge design with exceptional quality and comfort. Every room reveals another layer of innovation and luxury, from the cinema and games rooms to the secret dressing suite and sauna. The proportions are generous, the finishes meticulous, and the atmosphere one of sophistication and warmth.

Situated in Lovedean, a desirable Hampshire village known for its peaceful surroundings and excellent connections, the property offers the best of both worlds: a tranquil semi-rural setting within easy reach of local amenities, reputable schools and transport links.

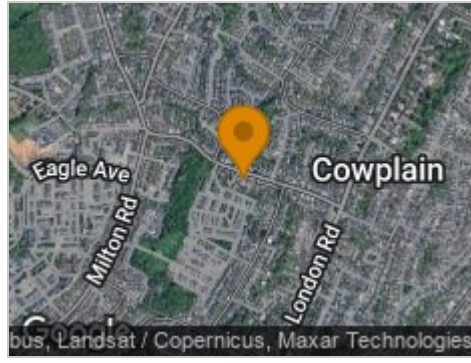
For the discerning buyer seeking a home of genuine distinction — one that balances family practicality with the finest modern luxury — this remarkable four/five-bedroom detached residence is a rare opportunity indeed.



## Road Map



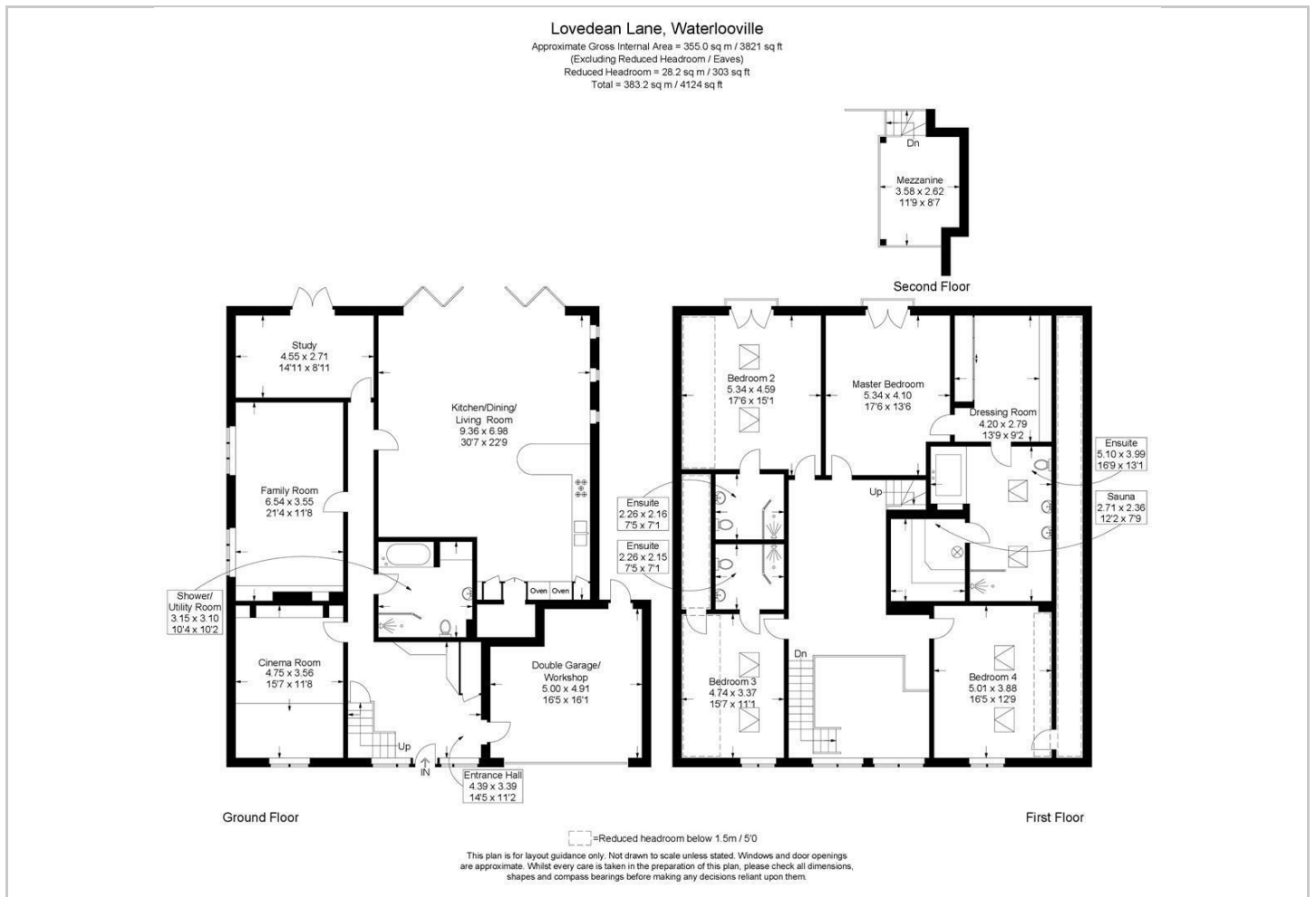
## Hybrid Map



## Terrain Map



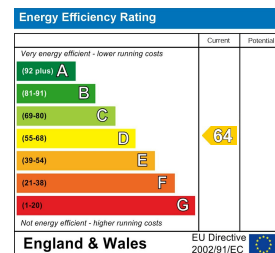
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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