HAMPSHIRE Life HOMES

Acre Lane

Waterlooville, PO7 8RJ

Four-Bedroom Detached House with Parking

RENT

£1,800 pcm

Property Features

- REQUESTED TEMPEST LOCATION
- DETACHED HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY PARKING
- SCHOOLS CLOSE BY
- GAS CENTRAL HEATING
- CLOSE TO TRANSPORT LINKS
- UNFURNISHED
- VIEWING ADVISED

OVERVIEW

Acre Lane is ideally situated within an established and popular residential area of Waterlooville, making it an appealing location for families looking for a home that offers both convenience and a good quality of life. Waterlooville provides a well-balanced combination of everyday amenities, excellent transport connections, schools and plenty of opportunities to enjoy the outdoors.

The town centre is within easy reach, offering a variety of shops, cafés, supermarkets and essential services, while local leisure facilities provide plenty to keep the whole family entertained. The surrounding area also benefits from a number of parks, recreation grounds and woodland walks, with Queen's Inclosure Woods providing a particularly attractive nearby green space for family walks, cycling and enjoying the outdoors.

For families with children, there is a good selection of schools in and around Waterlooville, including Queen's Inclosure Primary School, with a choice of further primary and secondary education available within the wider area. The combination of established residential neighbourhoods, green spaces and local amenities makes Waterlooville a popular choice for those looking to put down roots.

The location is also well placed for commuters, with easy access to the A3 and A3(M), linking to the M27 and providing convenient connections towards Portsmouth, Southampton, Petersfield and beyond. Nearby Havant and Bedhampton railway stations offer further transport options, including services towards Portsmouth and London.

Overall, Acre Lane offers the kind of location that works particularly well for family life, combining the convenience of local shops, schools and leisure facilities with access to open spaces and excellent links to the surrounding area. It is a well-connected and established part of Waterlooville, providing a comfortable base for both everyday living and enjoying everything Hampshire has to offer.

ROOM MEASUREMENTS

HALLWAY - 12' 4" x 6' 1" (3.76m x 1.85m)
LOUNGE/DINING ROOM - 23' 4" x 10' 10" (7.11m x 3.3m)
KITCHEN/BREAKFAST ROOM - 10' 6" x 8' 9" (3.2m x 2.67m) and 8' 0" x 6' 3" (2.44m x 1.91m)
CLOAK ROOM - 3' 10" x 2' 6" (1.17m x 0.76m)
SECOND RECEPTION ROOM - 16' 10" x 7' 7" (5.13m x 2.31m)
LANDING - 9' 6" x 2' 8" (2.9m x 0.81m)
BATHROOM - 7' 4" x 5' 6" (2.24m x 1.68m)
MAIN BEDROOM - 14' 6" x 8' 1" (4.42m x 2.46m)
BEDROOM TWO - 11' 2" x 9' 9" (3.4m x 2.97m)
BEDROOM THREE - 10' 1" x 9' 9" (3.07m x 2.97m)
BEDROOM FOUR - 8' 3" x 7' 5" (2.51m x 2.26m)
SHOWER ROOM - 5' 1" x 2' 7" (1.55m x 0.79m)

PROPERTY DESCRIPTION

Set within a popular residential location, this four-bedroom detached home offers spacious and versatile accommodation.

On entering, the property immediately offers a lovely sense of space, with the light and airy lounge/dining room running from the front to the rear of the house. The room benefits from an abundance of natural light, with French doors opening onto the rear garden and creating a wonderful connection between the inside and outside spaces.

The kitchen/breakfast room provides a practical and sociable area for everyday family life, with the added benefit of access through to a further versatile reception room. Formerly the garage, this space has been converted to provide a valuable additional room, currently used by the owners as a dining room. However, its versatility means it could equally lend itself to a home office, playroom, snug, hobby room or even additional bedroom if needed.

Upstairs, there are four bedrooms and a family bathroom, together with the particularly useful addition of a separate shower cubicle on the landing. This clever feature provides an additional showering facility and is a real benefit for a busy household, helping to make family life that little bit easier.

Outside, the generous rear garden offers a wonderful amount of space for the whole family to enjoy. Whether creating an area for children's play, entertaining friends and family or simply enjoying the garden during the warmer months, there is plenty of scope to make this a fantastic outdoor space.

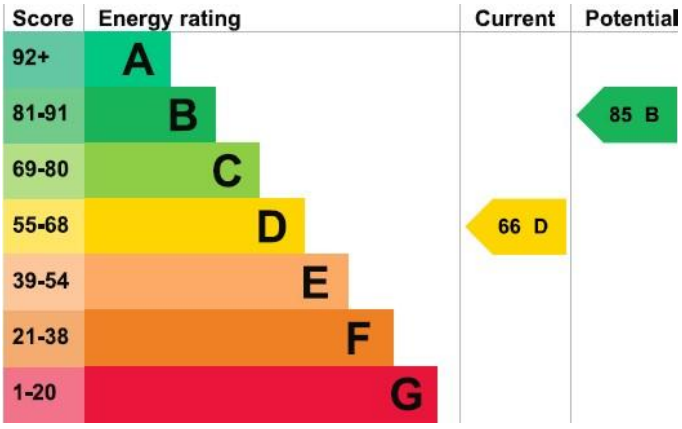
To the front, the property benefits from a driveway providing parking for two vehicles.

MATERIAL INFORMATION

- Rent (£) - £1800 pcm
- Holding Deposit – One Weeks Rent - £415.38
- Security Deposit – Five Weeks Rent - £2076.92
- Council tax band (England, Wales and Scotland) - Band E Havant Council
- Mains Water Supply
- Mains Electricity
- Heating - Gas Central Heating
- Broadband - Fibre available
- Parking- Driveway
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Accessibility – Accommodation Arranged over 2 floors

VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements