



£400,000
The Meadow
Denmead, PO7 6YJ

PROPERTY SUMMARY

Tucked away in the corner of a quiet cul-de-sac in the popular village of Denmead, we are delighted to present for sale this beautifully presented 3 bedroom detached property in The Meadow. This impressive family home has a large number of benefits and internal viewings are very strongly advised. The property benefits from 3 first floor bedrooms, a modern bathroom suite, large lounge diner and a modern fitted kitchen. Externally there is a lovely rear garden and a garage with driveway parking for several vehicles. To arrange your viewing contact us as sole agents today.

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ENTRANCE PORCH Light, composite security front door, window to side aspect, Oak wood floor door to:

LOUNGE/DINER 22' 10" x 17' 9 max" (6.96m x 5.41m) Dual aspect room with double glazed window to front and double doors to rear garden, two floor to ceiling radiators, Oak wood floor, stairs to first floor, door to:

KITCHEN 9' 3" x 8' (2.82m x 2.44m) Window to rear aspect, door to side aspect, range of fitted floor and wall units with contrasting work surfaces and complementary tiling to walls, inset stainless steel one and half bowl sink unit with hose style mixer tap, integrated Bosch hob with oven below and extractor hood over, concealed wall mounted Vaillant gas fired boiler, space for upright fridge/freezer, plumbing for washing machine, spot lighting.

FIRST FLOOR Landing - Window to side aspect, access to loft space, storage cupboard, doors to:

BEDROOM 1 11' 3" x 9' 3" (3.43m x 2.82m) Window to rear aspect, radiator, range of built in his and hers wardrobes, built in cupboard.

BEDROOM 2 11' 3" x 9' 3" (3.44m x 2.82m) Radiator, double glazed window to front aspect.

BEDROOM 3 8' 6" x 8' 6" (2.59m x 2.59m) Radiator, double glazed window to front aspect.

BATHROOM Luxury fitted suite comprising panelled bath with mixer taps and independent shower over, WC, wash hand basin, heated towel rail, LVT flooring, tiled surround, window to rear aspect, spot lighting.

OUTSIDE To the front there is drive and hardstanding providing parking and turn around space for two cars with room for additional parking if required, lawned area.

GARAGE Up and over door. Power and light.

REAR GARDEN Dual gated side access to fully enclosed garden not overlooked from rear. Mostly laid to lawn with extensive paved patio areas, outside tap 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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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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