



Merryfield | 64-66 Downhouse Road | Catherington | Waterlooville |
Hampshire, PO8 0TY

 FINE & COUNTRY

£1,475,000 - Freehold



Features

- An Impressive & Individual Detached Family Home
- 22' Entrance Hallway, Four Reception Rooms
- 17' Kitchen/Dining Room
- Three Bedrooms, En-Suites & Bathroom

PROPERTY SUMMARY

When it comes to Merryfield there is more than meets the eye. This impressive detached family home provides accommodation for the growing family and potential to home an elderly relative or family members as it has a self-contained annexe within the main house with the accommodation extending to 3,312 sq ft. The primary house comprises; 22' entrance hall, drawing room, dining room, study, kitchen/breakfast room and 18' morning room as well as a bathroom, utility room and bedroom on the

ground floor. On the first floor is the primary bedroom suite with en-suite and walk-in wardrobe as well as a further bedroom with en-suite shower room. The annexe is neatly attached to the house and provides self-contained living with an L shaped ground floor living room incorporating kitchen, cloakroom, bedroom and shower room and two bedrooms, one with an en-suite shower room on the first floor. Merryfield is set back from the road via private gates and a long driveway with manicured grounds extending 1.22 acres with formal gardens

and being located on the edge of the South Downs National Park and within easy reach of the south coast major cities with local shops, schools and restaurants all nearby, the historic town of Petersfield is also a fifteen minute drive away with the direct rail line service to London Waterloo. Early internal viewing of this individual and versatile home is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE

From Downhouse Road is a private driveway with wooden stable style fencing and lawned area to the left hand side, providing a ccess to Merryfield and separately owned adjacent paddocks, with a right of access to both. Left at the top of the drive is the access to neighbour's paddocks and immediately in front is the access to Merryfield. Merryfield has a gate with stable style fen cing to one side leading to a shingled driveway with lawned gardens to either side proceeding to a large shingled parking and turning area with a double garage to the right hand side, and garden sheds and greenhouse tothe left. There is a picket style fen ce to the right that leads to the Annex garden. Directly to the front of the brick and flint facade of this property is a recessed crazy paved area with covered veranda with circular brick pillars and main front door.

HALLWAY

22'1" x 14'7" (6.73m x 4.44m) Central doorway with double glazed leadlight windows and matching windows to either side over looking driveway, balustrade staircase rising to first floor with large understairs storage cupboard, radiator, exposed beams to ceiling, doors to primary rooms, access to annexe, large walk-in airing cupboard housing twin Vaillant boilers with pumpsystem and water softener providing heating and hot water to the two separate parts of the house, electric consumer box, cloak hooks.

STUDY/HOME OFFICE

11'7" x 11'1" (3.53m x 3.38m) Double glazed leadlight windows to rear aspect overlooking garden, matching windows to side, ceiling coving.

BEDROOM 2

16'3" x 11'6" (4.95m x 3.51m) Double glazed leadlight widow to rear aspect overlooking garden with radiator under, ceiling coving, range of wardrobes to one wall with pelmet lighting over and mirror fronted doors.



BATHROOM

White suite comprising: P shaped panelled bath with mixer tap, drench style hood and separate shower over, rectangular wash hand basin with mixer tap, concealed cistern w.c., fully ceramic tiled on two walls, laminate water resistant flooring, double glazed frosted window to rear aspect, mirror with automated lighting, roll top radiator with towel rail.

DRAWING ROOM

24' 6" into curved bay x 18' 0" (7.47m x 5.49m) Feature curved bay to front aspect overlooking driveway and garden, exposed beams to ceiling, high level double glazed windows to side aspect overlooking entrance and garden, brick surround inglenook style fireplace with large hearth and log burner, range of shelving to one side, two double radiators, dimmer switch.

DINING ROOM

14' 3" x 11' 5" (4.34m x 3.48m) Twin double glazed doors leading to side patio, central chimney breast with brickette surround fireplace and coal effect gas fire and dresser style unit to one side, two radiators, exposed beams tow ceiling, dresser style storage dimmer switch, wall lights.

KITCHEN / BREAKFAST ROOM

17' 9" x 14' 3" (5.41m x 4.34m) Square opening leading to morning room. Karndeian wood effect flooring, radiator, exposed beams to ceiling, double glazed windows to rear aspect overlooking garden, stable style door to garden, comprehensive range of matching wood fronted wall and floor units with granite work surface, inset 1½ bowl sink unit with granite drainer to one side, range of drawer units, pan drawers, integrated fridge, Neff dishwasher, ceramic tiled surrounds, space for free standing Rangemaster 110 Gourmet cooker with four ring gas hob, hot plate and ovens under with extractor hood, fan and light over, ceiling spotlights, glazed panelled door to:

UTILITY ROOM

8' 5" x 6' 5" (2.57m x 1.96m) Space for free standing fridge/freezer, tall heated towel rail, work surface with cupboards under, single drainer stainless steel sink unit with mixer tap, washing machine point, wall units, double glazed window to rear aspect overlooking garden, ceiling coving.

MORNING ROOM

18' 4" x 14' 1" (5.59m x 4.29m) Vaulted ceiling measuring approx. 10'7" in height, twin double glazed doors leading to rear garden with full height panels to either side, four skylight windows with blinds, central log burner with windows to either side, twin double glazed doors to front aspect with full height panels to either side leading to patio area and front garden, underfloor heating, dimmer switches.

FIRST FLOOR

Landing with balustrade, seating area with skylight window to front aspect, access to loft space, doors to primary rooms.

BEDROOM 1 SUITE

19' 6" x 18' 9" (5.94m x 5.72m) Measurements taken from approx. 2'8" off floor level with eaves to front and rear ceilings, dormer double glazed window to rear aspect overlooking garden with radiator under, matching window to front with radiator under overlooking front garden and driveway, door to:

WALK-IN WARDROBE

Hanging rail and shelving.

DRESSING ROOM

Access to loft space, raised area with built-in storage cupboards, Keylite skylight window with blind, dimmer switch, door to:

EN-SUITE BATHROOM

Fully ceramic tiled shower cubicle with sliding door, drench style hood and separate shower attachment, panelled bath, pedestal wash hand basin with tiled splashback, mirror and shelving over, low level w.c., access into loft eaves, slight eaves to side ceiling restricting headroom, skylight window, radiator, tile effect flooring.

BEDROOM 3

14' 4" x 9' 3" (4.37m x 2.82m) Measurements taken from approximately 3'4" off floor level with slight eaves to rear and side ceiling restricting headroom, skylight window to side aspect, radiator, door to:

EN-SUITE SHOWER ROOM

Shower cubicle, wash hand basin with mixer tap and cupboards under and mirror over, heated towel rail, close coupled w.c., skylight window.

DETACHED GARAGE

24' 6" x 17' 10" (7.47m x 5.44m) Twin up and over doors to front aspect.

OUTSIDE

To the front is a large garden with mature trees, evergreens and bushes, the garden is enclosed by fencing and manicured hedges. To the left hand side is a paved area with access from the morning room and dining room, to the right hand side is picket style fencing leading to garden and side pedestrian access to the annexe leading to further lawned gardens.

To the rear of the house accessible from the morning room and private gateway is a further lawned garden with flower beds, wooden built shed, separate patio area behind the kitchen, picket style fence and gate leading to further paddock land enclosed by mature trees and bushes.

ANNEXE

Door from hallway of main house leading to annexe which also has its own entrance from the living area.

KITCHEN INC. LIVING & DINING ROOM

27'0" decreasing to 11'3" x 18'0" decreasing to 8'0" (8.23m x 5.49m)
Kitchen area: Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap, integrated dishwasher with matching door, washing machine point, microwave shelf, space for fridge/freezer, inset four ring ceramic hob with oven under, extractor fan and light over, vinyl flooring with underfloor heating, ceiling spotlights, door to cloakroom, dimmer switches, door to bedroom.

Living area: Full height double glazed windows to front aspect with central doors overlooking driveway and garden, side pedestrian double glazed door leading to patio area, matching flooring, balustrade staircase rising to first floor, controls for underfloor heating.

CLOAKROOM

Low level w.c., wall mounted wash hand basin, mirrored splashback, radiator.

BEDROOM 1

11'4" x 9'7" (3.45m x 2.92m) Double glazed window to side aspect, underfloor heating, ceiling spotlights, door to:

EN-SUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin with mixer tap and mirror with lighting over, heated towel rail, concealed cistern w.c., frosted double glazed window to side aspect, access into loft space, underfloor heating.

FIRST FLOOR

Landing, doors to primary rooms.

BEDROOM 3

10'5" x 8'0" (3.18m x 2.44m) Measurements taken from approximately 3'4" off floor level with eaves to side ceiling restricting headroom, feature port-hole double glazed window to front aspect overlooking driveway, skylight window with blind, radiator.

BEDROOM 2

10'10" x 10'4" (3.3m x 3.15m) Measurements taken from approximately 3'0" off floor level with eaves to side ceiling restricting headroom, radiator, recessed area with hanging rail, skylight window with blind, second skylight window to side aspect, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with panelled door, wash hand basin with mixer tap, mirror and lighting over, close coupled w.c., skylight window with blind, heated towel rail, vinyl flooring.

AGENTS NOTES

Council Tax Band Main House F Annexe A - East Hants District Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

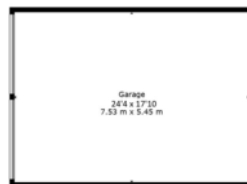
Flood Risk – Refer to –

(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.





TOTAL: 3781 sq. ft, 351 m2
 GROUND FLOOR: 2861 sq. ft, 266 m2, FIRST FLOOR: 920 sq. ft, 85 m2
 EXCLUDED AREAS: PORCH: 30 sq. ft, 3 m2, LOW CEILING: 172 sq. ft, 17 m2
 WALLS: 284 sq. ft, 26 m2

measurements Deemed Highly Accurate But Not 100%. Nsw Are Not Liabile And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA
 T: 023 93 277 277 E: drayton@fineandcountry.com

www.fineandcountry.com

