



**£595,000**  
**The Limes, Privett Road**  
Widley, PO7 5HJ

## PROPERTY SUMMARY

Tucked away at the end of a private drive consisting of only 4 properties, we are delighted to present for sale this superb family home in The Limes, Widley. This spacious detached family home has an enormous number of benefits and internal viewings really are a must. The property boasts 4 first floor double bedrooms, 2 bathroom suites, a large front to back lounge, large dining room, kitchen/breakfast room, additional WC and a conservatory. Externally there is a private rear garden, landscaped private driveway leading into The Limes and a block paved driveway leading to the double garage providing considerable off road parking. Local schools and shops are close by and early interest is expected!





**ENTRANCE HALL** Radiator, stairs to first floor, doors to:

**WC** Window to side aspect, radiator, tiled to principle area, WC, hand wash basin with mixer tap and cupboard under.

**KITCHEN/BREAKFAST ROOM** 16' 06" x 10' 10" (5.03m x 3.3m) 2 x windows to side aspect and door leading into rear garden, radiator, understairs storage cupboard, range of wall and base units with work surfaces over, inset stainless steel double sink with mixer tap, part tiled surround, breakfast bar, gas hob with hood above, oven and grill below, space and plumbing for washing machine, space for tumbler dryer, space for tall American style fridge/freezer, wall mounted boiler with cupboard over.

**DINING ROOM** 18' 01" x 13' 01" (5.51m x 3.99m) Window to rear aspect looking through to conservatory, 2 x radiator, sliding doors into rear garden.

**LOUNGE** 20' 06" x 11' 04" (6.25m x 3.45m) Window to front aspect, 2 x radiator, open fire place, sliding doors into conservatory.

**CONSERVATORY** 17' 00" x 7' 09" (5.18m x 2.36m) Windows to all aspects, window to front leading through to dining room, sliding doors to rear aspect leading into garden, tiled flooring, light.

#### **FIRST FLOOR**

**LANDING** Window to side aspect, radiator, loft access, doors to:

**BEDROOM 1** 12' 09" x 11' 00" (3.89m x 3.35m) Window to rear aspect, radiator, spot lights, 2 x built in wardrobes, door to:

**ENSUITE** Window to rear aspect, spot lights, tiled floor to ceiling, panelled corner bath, WC, pedestal hand wash basin with mixer tap, spot lighting.

**BEDROOM 2** 11' 09" x 11' 05" (3.58m x 3.48m) Window to rear aspect, radiator, double built in wardrobes.

**BEDROOM 3** 13' 10" x 7' 09" (4.22m x 2.36m) Bay window to front aspect, radiator, spot lights, double door built in wardrobes.

**BEDROOM 4** 10' 03" x 7' 08" (3.12m x 2.34m) Window to front and side aspects, radiator.

**FAMILY BATHROOM** Window to front & side aspect, heated towel rail, tiled floor to ceiling, panelled bath with taps and detachable shower hose, hand wash basin with taps, WC.

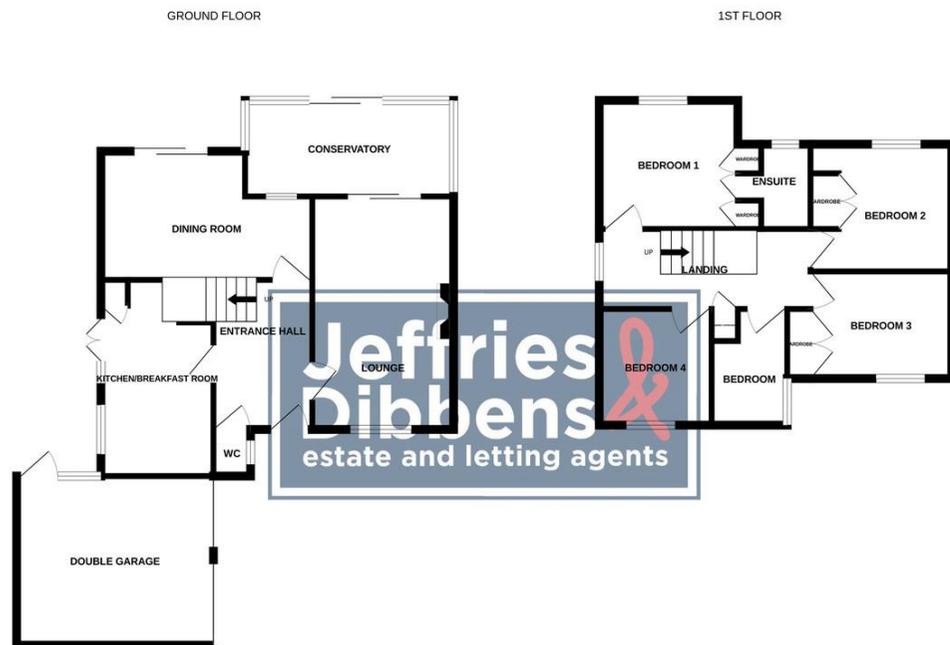
**STORAGE CUPBOARD** Housing hot water tank.

#### **OUTSIDE**

**FRONT** Accessed via landscaped private driveway, block paved driveway providing off road parking, double gates providing access to side and rear garden, access to double garage.

**REAR GARDEN** Secluded and well matured south facing rear garden with borders of sleepers containing plenty of mature trees and plants, mostly laid to lawn, patio area, decked area, artificial grass area, large filtered pond, outside tap, outside light, side door into double garage, side access leading to front.

**DOUBLE GARAGE** 18' 03" x 17' 06" (5.56m x 5.33m) Twin up and over doors with no dividing wall, window to side aspect, light and power, fusebox, more storage above rafters.



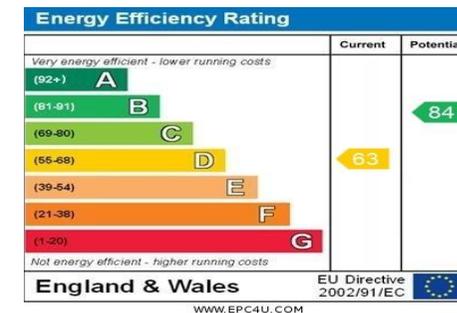
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only



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.



**OFFICE ADDRESS**  
226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**  
023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk