



Kimberley
Upper Crabbick Lane
Denmead
PO7 6HQ

Byrne & Co

ESTATE AGENTS

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KIMBERLEY

PRICE GUIDE: £865,000

The Property

This spacious detached family home is well presented throughout and has versatile accommodation of approximately 2,230 sq ft. It is in a sought after location in the village of Denmead and is in close proximity to the centre and all the local amenities it has to offer. The surrounding countryside is beautiful with the Meon Valley and South Downs National Park easily accessible. It is standing on a good sized plot of one third of an acre with ample parking to the front and a private and well maintained rear garden with a large patio area. The accommodation offers four reception rooms, attractive kitchen/breakfast room and on the first floor a master bedroom with dressing room and ensuite shower room, further three double bedrooms and a family bathroom. An early viewing is very highly recommended.

- * SOUGHT AFTER LOCATION *
- * DETACHED PROPERTY *
- * ATTRACTIVE KITCHEN/BREAKFAST ROOM *
- * FOUR RECEPTION ROOMS *
- * MASTER BEDROOM SUITE WITH*
- * EN-SUITE & DRESSING ROOM *
- * THREE FURTHER DOUBLE BEDROOMS *
- * FAMILY BATHROOM *
- * THIRD OF AN ACRE PLOT *
- * DOUBLE GARAGE *
- * DRIVEWAY PARKING *

The Location

Denmead is a popular semi-rural village sitting on the edge of the South Downs National Park. It offers all local amenities and has easy access to nearby towns.

Directions

Leave the village on the Hambledon Road, turn left into School Lane, proceed past The Fox & Hounds then turn right into Upper Crabbick Lane.

ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

STUDY

SITTING ROOM

DINING ROOM

RECEPTION ROOM

KITCHEN/BREAKFAST ROOM

FIRST FLOOR

GALLERIED LANDING

BEDROOM ONE

DRESSING ROOM

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

Services: All main services.

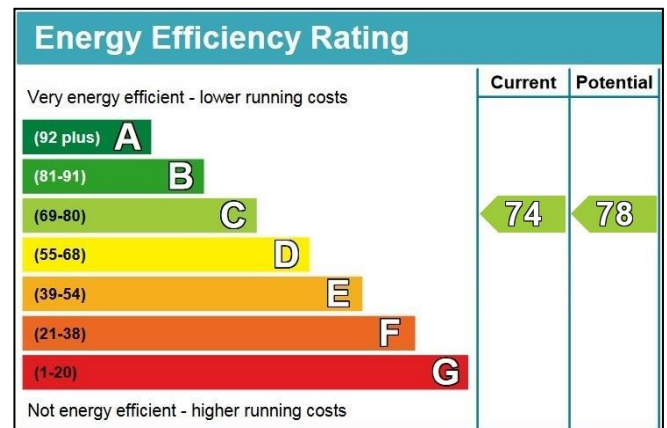
Tenure: Freehold.

Local Authority: Winchester District Council.

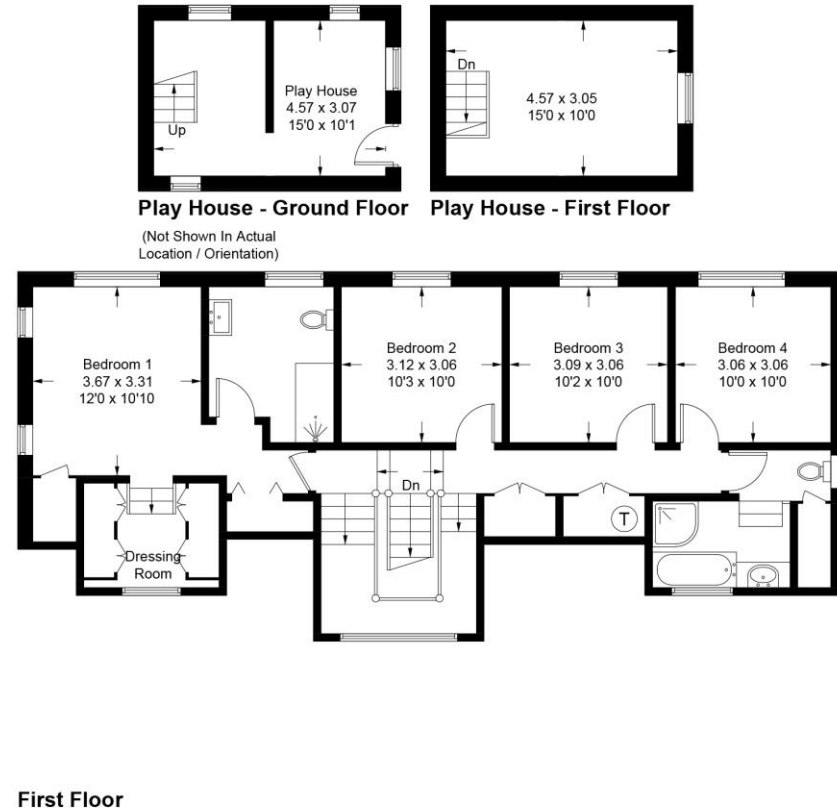
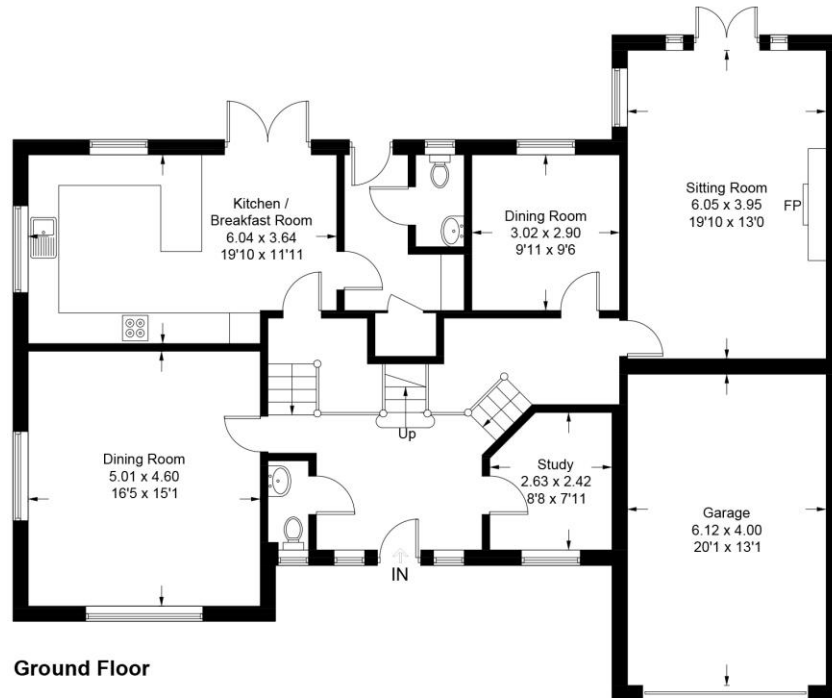
Council Tax Band: G

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent BYRNE & CO of Wickham.



Approximate Gross Internal Area = 207.9 sq m / 2238 sq ft
 Garage = 23.8 sq m / 256 sq ft
 Play House = 27.9 sq m / 300 sq ft
 Total = 259.6 sq m / 2794 sq ft



Play House - Ground Floor Play House - First Floor

(Not Shown In Actual
Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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 Produced for Byrne & Co



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2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
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