



Ervills Road | Worlds End | Hambledon, Waterlooville | Hampshire | PO7 4QU

FINE & COUNTRY

£1,200,000 | Freehold

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#### Features

- An Impressive, Well Presented Detached Rural Home
- 2276 Sq Ft of Living Space inc. Summer House
- Four Double Bedrooms, En-Suite & Feature Bathroom
- Three Reception Rooms, Utility Room & Downstairs Shower Room

#### PROPERTY SUMMARY

Meadow Farm House is set back from the road on an elevated plot with 1.17 acres of gardens, a paddock and parking facilities, it is a unique family home which is situated in a rural location yet within easy access of local countryside walks & pursuits, the village facilities of Denmead and & the well-known Chairmakers and Horse & Jockey

Public Houses at Worlds End. The property has been extended and modernised over the years with a great deal of attention to detail and sympathetic restoration. The accommodation provides a total of 2276 sq ft of living space (including outbuildings) and is arranged over two floors, comprising: hallway, sitting room, family room / snug, kitchen opening to a

separate dining area, utility room and boiler room on the ground floor. On the first floor is a family bathroom and four bedrooms, the primary bedroom has a feature fireplace and bedroom two has an en-suite shower room. This 1911 built property includes a separate paddock divided by a farm track, garaging and car parking facilities as well as formal lawned gardens with



space for al-fresco dining, there is also a first-floor balcony with far reaching views and a detached summer house / home office in the garden. The property is offered with oil fired central heating, double glazing, new sanitary fittings as well as floor coverings throughout, there is also a covered veranda, boot room and garden store, early internal viewing of this unique family home is strongly recommended in order to appreciate both the accommodation and location on offer.

#### ENTRANCE

From Ervills Road bear left into Meadow Farm House, signposted at the end of the track. The track is owned by the adjacent farm, however the owners of Meadow Farm House have right of access over it. The track is finished with a hard-core surface providing access to the farmhouse and adjacent farm buildings. On reaching the Y shaped entrance continue to the right towards Meadow Farm House, to the left hand side of the track is a fenced off paddock with farm gates at either end. To the right hand side is a large mature tree in the front garden which is enclosed by hedge and post & rail fencing. Passing the paddock on the left hand side is a further hard-core track owned by Meadow Farm House providing access to parking and the adjacent land owner the right of access over it to get to his storage sheds & paddocks. There is a lawned area with wooden built garage, chicken coop, mature Oak tree (with TPO) evergreens and bushes and further hard-core parking for multiple cars, enclosed by fencing. The farmhouse gardens are enclosed by fencing with a mature hedge with gateway and arched rose Arbor with further twin vehicular gates and private gate leading to the rear of the property. Directly to the front of the house is a wedge shaped garden laid to lawn with drainage ditch to one side, underground water treatment plant (installed 2022), pathway with shingle surrounds leading to raised veranda with picket style fence and gate and matching fencing leading to raised veranda with wooden oak supports and glazed panelled roofing in sections, external lighting, letterbox, leading to double glazed main front door with window to one side leading to:



#### HALLWAY

Stripped and stained floorboards, ceiling rose, doors to primary rooms, radiator, power points, staircase rising to first floor.



#### SITTING ROOM

16' 6" x 12' 1" (14' 0" max) (5.03m x 3.68m) Double glazed window to front aspect overlooking veranda and gardens with radiator under, central exposed brick surround fireplace with matching hearth and log burner, double glazed window to side aspect with radiator under, door leading to inner hallway.



#### KITCHEN

14' 1" x 11' 5" (4.29m x 3.48m) Square opening leading to breakfast room, comprehensive range of grey fronted wall and floor units, oak wood block work surface, inset 1½ bowl enamel sink unit with mixer tap, integrated fridge and freezer with matching doors, eye-level Neff double oven and grill with storage cupboards over and under, range of pan drawers, inset Neff hob with extractor hood, fan and light over, tiled splashback, microwave, slimline dishwasher, double glazed window to rear aspect overlooking terrace and primary garden with plate rack unit to one side, double glazed window to side aspect, tiled wood effect flooring, kick plate heating, ceiling spotlights, sliding door leading to outer lobby.

#### BREAKFAST ROOM

10' 9" x 10' 0" (3.28m x 3.05m) Twin double glazed doors leading to rear terrace and garden, double glazed window to side aspect, tongue and groove panelling to half wall level, radiator, red quarry tiled flooring with matching skirting, log burning stove

(not tested), alarm system.

#### BOOT ROOM

Cloaks hanging area with high level exposed wood shelving, double glazed stable style door leading to outer vestibule, door to boiler cupboard housing free-standing oil-fired boiler supplying domestic hot water and central heating with pump system and timer (not tested).

#### CLOAKROOM / UTILITY ROOM

Fully ceramic tiled to walls and floor, wash hand basin with mixer tap and cupboards under, concealed cistern w.c., mirror and shelf over with oak wood surround, double glazed frosted window to side aspect, extractor fan, ceiling spotlights, chrome heated towel rail, range of full height cupboards, plumbing for washing machine, space for tumble dryer.

#### FIRST FLOOR

Landing, alarm system, feature vaulted ceiling, doors to primary rooms.

#### BEDROOM 1

14' 2" x 12' 11" (4.32m x 3.94m) Double glazed windows to front aspect overlooking garden and far-reaching views towards woodland opposite, narrow built-in storage cupboard, central exposed brick surround fireplace with recess and hearth, feature vaulted ceiling with some exposed beams, T.V point.

#### BEDROOM 3

14' 0" x 10' 11" (4.27m x 3.28m) Feature vaulted ceiling with some exposed beams, double glazed window to side aspect overlooking paddock with far reaching views towards woodland in the distance, radiator, T.V point, twin double glazed doors with integrated blinds leading to:

#### BALCONY

Balcony with oak supports and glazed screens overlooking garden with views to paddocks and woodland beyond.

#### FEATURE BATHROOM

11' 0" x 6' 1" (3.35m x 1.85m) White suite comprising; low level w.c., pedestal wash hand basin, free standing double ended claw footed bath with telephone style chrome mixer tap and shower attachment, ceramic tiled to half wall level, radiator with heated towel rail over, corner shower cubicle with curved panelled door, drench style hood and separate shower attachment, double glazed frosted window to rear aspect, high ceiling with spotlights, extractor fan, ceiling rose.

#### BEDROOM 4

12' 3" x 9' 9" maximum (3.73m x 2.97m) Double glazed window to rear aspect overlooking garden with far reaching views towards paddock and woodland in the distance with radiator under, high ceiling with access to loft space, door to built-in boiler cupboard housing hot water cylinder and pump system, radiator, range of shelving.

#### BEDROOM 2

14' 8" x 12' 2" (4.47m x 3.71m) Feature vaulted ceiling with some exposed beams and ceiling rose, narrow built-in storage cupboard, double glazed window to front aspect overlooking garden and woodland with radiator under, double glazed window to side aspect, T.V point, door to:

#### EN-SUITE SHOWER ROOM

Fully ceramic tiled to walls, vinyl flooring, chrome heated towel rail, concealed cistern w.c.' with twin flush, vanity unit wash hand basin with mixer tap and cupboards under, double glazed frosted window to side aspect, mirror with automated lighting, shower area with drench style hood, shower screen and drying area to one end with shelf, wall mounted controls with separate shower attachment, extractor fan, ceiling spotlights.

#### OUTSIDE

To the right hand side of the property is a lawned garden with maturing hedge, cold water tap, meter box, large stone terrace with vehicular and pedestrian gates leading onto access track, the terrace wraps round to the rear of the property with a covered veranda and twin double glazed doors leading to breakfast room, power points and lighting.

Brick retaining wall with flowering borders with steps leading to primary garden, to the right-hand side of the property is an angled garden enclosed by hedge with an oil tank and brick pathway leading to brick built garden office, shingled area leading to vestibule with glazed panelling and low retaining wall, oak wooden supports and door leading to outer lobby. The primary garden is laid to lawn with drainage ditch to one side, maturing shrubs, evergreens and bushes.

#### LODGE STYLE SUMMER HOUSE

15' 8" x 12' 9" decreasing to 9'2" at narrowest point (4.78m x 3.89m) Terrace to the front, shingle surround, covered entrance with twin wooden doors, windows to front aspect, work surface with cupboards under, stainless steel sink with mixer tap, pitched roof, log burner with tiled hearth and black flue, wooden flooring, power points, door to:

#### STOREROOM

12' 9" x 9' 0" (3.89m x 2.74m) Dual aspect double glazed windows to side and rear overlooking garden, pitched roof, stripped and stained floorboards, power points, dimmer switch.

#### OFFICE

11' 10" x 6' 1" (3.61m x 1.85m) Door to side aspect, double glazed window, power points, internet access.

#### GARAGE

15' 6" x 9' 3" (4.72m x 2.82m) Twin doors & separate pedestrian door to front aspect.

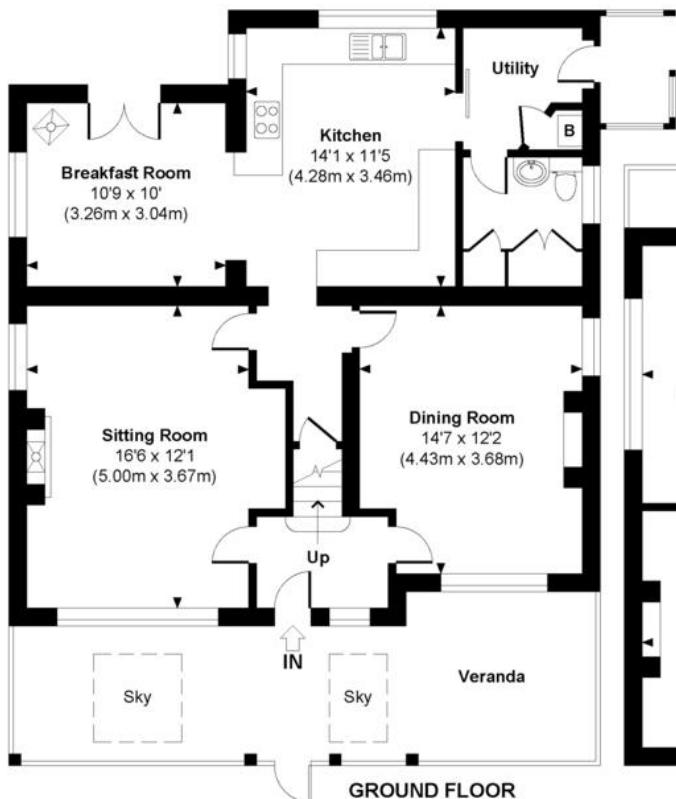
#### AGENTS NOTES

Council Tax Band f - Winchester City Council  
Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))  
Flood Risk – Refer to - (GOV.UK ([check-long-term-flood-risk.service.gov.uk](http://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.



# Meadows Farm House

Approximate Gross Internal Area  
 Main House = 1771 Sq Ft / 164.54 Sq M  
 Garage = 142 Sq Ft / 13.16 Sq M  
 Summer House = 292 Sq Ft / 27.09 Sq M  
 Office = 71 Sq Ft / 6.62 Sq M  
 Total = 2276 Sq Ft / 211.41 Sq M  
 Outbuildings are not shown in correct orientation or location.



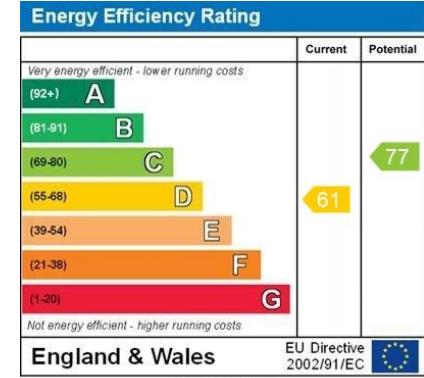
© www.propertyfocus.co | Professional Property Photography & Floorplans  
 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA) dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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.

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