

# PEARMAIN PARADE

WATERLOOVILLE | HAMPSHIRE | PO7 3AJ



£495,000

Freehold

- Versatile 4-bedroom home
- 133.0 m<sup>2</sup> over three floors
- Modern kitchen with integrated appliances
- Two en-suite shower rooms & family bathroom
- Private & secluded landscaped side & rear garden
- Garage offering storage space & home office to the rear
- Private allocated parking for one car & private driveway
- Double glazed & gas central heated throughout





## In Brief

Fry & Kent are pleased to offer this stunning and substantial former show home—the only one of its kind—this Georgian-inspired property located Berewood Estate on the outskirts of Watlington. Ideally located close to excellent schools and major transport links, this beautifully presented townhouse was built in 2016 and still benefits from the remainder of its 10-year LABC warranty.

Offering approximately 133.0 m<sup>2</sup> of flexible living space across three floors, the property was originally built as a four-bedroom home and has been thoughtfully reconfigured by the current owners to suit modern family life. Accommodation now includes three double bedrooms, two with en-suite shower rooms, a stylish first-floor lounge (previously a bedroom), a formal dining room, and a beautifully appointed kitchen with integrated appliances and garden access. Plantation shutters have been installed throughout, enhancing the property's elegant design and providing privacy and light control.

Externally, the property enjoys a landscaped and private rear garden, ideal for entertaining, with multiple seating areas and scope for a hot tub. The garage has been converted into a home office and utility/storage space with loft above, though it could easily be reinstated. Additional features include gas central heating, double glazing, a private gated driveway, and private allocated parking. An internal viewing is highly recommended to fully appreciate the space, flexibility and unique charm this exceptional home offers.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** "B"

**COUNCIL TAX BAND:** E





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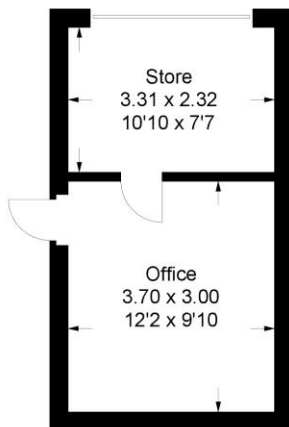


## Pearmain Parade, Waterlooville

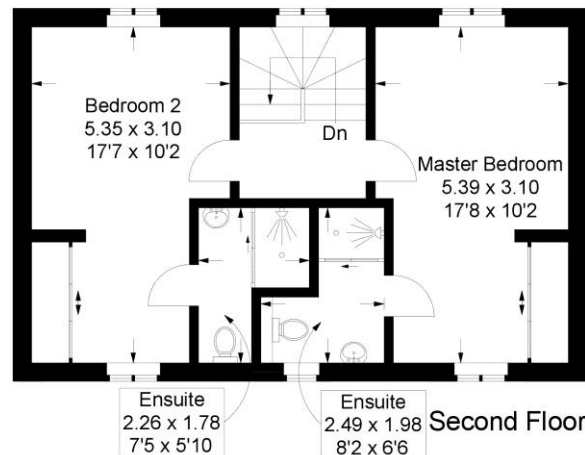
Approximate Gross Internal Area = 139.3 sq m / 1499 sq ft

Outbuilding = 21 sq m / 226 sq ft

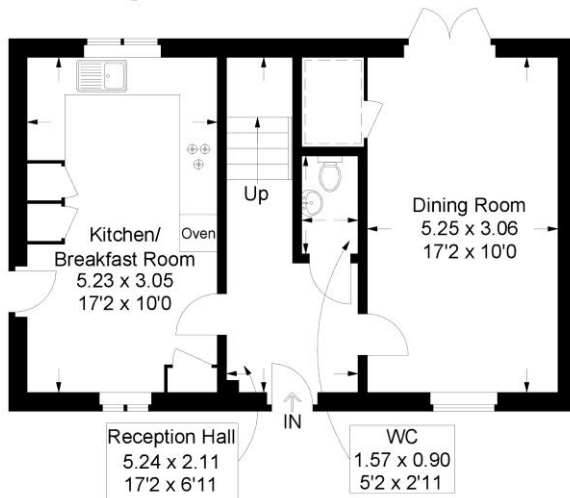
Total = 160.3 sq m / 1725 sq ft



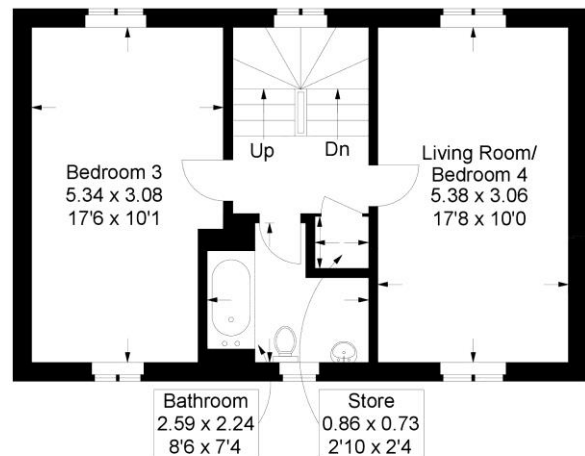
Outbuilding



Second Floor



Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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