



Pennymead | School Lane | Denmead | Waterlooville | Hampshire | PO7 6LY

FINE & COUNTRY

£775,000 - Freehold



Features

- A Detached Family Home
- Four Bedrooms, Two En-Suites
- 24' Sitting / Dining Room
- Recently Refitted Kitchen, Utility Room

PROPERTY SUMMARY

Located in the western edge of Denmead village, set back from the road is a family home called 'Pennymead', a detached home with 1907 sq ft of living space, ideal for the growing family. The accommodation is arranged over two floors and comprises; hallway, cloakroom, utility room, two double bedrooms, one with an en-suite shower room a 24' sitting / dining room and a

recently refitted kitchen on the ground floor, on the first floor is a family bathroom and two further bedrooms, the primary one having an en-suite bathroom. The property is offered with gas fired central heating, double glazing, extensive off road parking, an enclosed rear garden with large, raised patio and a detached garage. Situated in a semi-rural yet residential location with easy access to local shopping amenities, bus routes,

recreation grounds, commutable road and rail links. Denmead village is within easy reach of the cities and towns of Petersfield, Winchester, Portsmouth and Guildford as well as the beaches of the south coast and London rail links. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE

Lowered kerb leading to brick paved T shaped driveway with off road parking for numerous cars, lawned garden with mature hedge to front and fence panelling to either side, to the left hand side of the house is a driveway leading to the garage with wrought iron soldier railing gateway, cold water tap, arched covered porch leading to main front door with frosted glazed panels with matching panel to one side leading to:

HALLWAY

Balustrade staircase rising to first floor with galleried landing over with a maximum height of 14'8", doors to primary rooms, ceiling coving and spotlights, radiator, wired-in smoke alarm, double doored understairs storage cupboard with range of shelving and shoe drawer, controls for central heating.

CLOAKROOM

Low level w.c., pedestal wash hand basin with mixer tap, radiator, vinyl flooring, cloaks hanging area, high level shelving, extractor fan, textured ceiling with coving, double glazed frosted window to front aspect.



BEDROOM 3

12' 4" into bay window x 12' 0" (3.76m x 3.66m)

Measurements do not include recessed area for door opening and radiator, infinity ceiling and spotlights, double glazed bow bay window to front aspect overlooking driveway and woodland beyond, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle with Mira shower and sliding door, vinyl stone effect flooring, close coupled w.c., wall mounted wash hand basin with tiled splashback, mirror fronted medicine cabinet with shaver point, double glazed frosted window to side aspect, heated towel rail, tiled surrounds.

UTILITY ROOM

7' 9" x 6' 3" (2.36m x 1.91m) Range of wall and floor units with roll top work surface, inset circular stainless steel sink unit with mixer tap, range of drawer units, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, ceramic tiled surrounds, double glazed window to side aspect, wall mounted Baxi boiler supplying domestic hot water and central heating (not tested), panel heater, recessed storage cupboard with hanging space and shelf, textured ceiling with coving.



BEDROOM 4

16' 8" into bay window x 11' 8" (5.08m x 3.56m) Double glazed bow bay window to front aspect overlooking driveway and garden, textured ceiling, radiator, ceiling spotlights and coving.

SITTING ROOM / DINING ROOM

24' 9" x 15' 2" (7.54m x 4.62m) Twin glazed doors leading to hallway, fireplace with stone surrounds and hearth, radiator, full height double glazed window to rear aspect overlooking garden, fields and woodland beyond, textured ceiling with coving.



Dining area: Bi-folding doors leading to rear raised terrace with far reaching views over the garden towards farmland and woodland beyond, radiator, wall lights, textured ceiling with coving, door to:

KITCHEN

13' 10" x 10' 7" (4.22m x 3.23m) Double glazed door and window with integrated blinds to rear aspect overlooking raised terrace, garden, fields and woodland beyond, comprehensive range of recently fitted wall and floor units, under unit lighting, inset single drainer sink unit with mixer tap, integrated Bosch dishwasher with matching door, eye-level Bosch double oven and grill with storage cupboards over and under, cupboard to one side with full height fridge to the other with matching doors, range of pan drawers, inset Samsung four ring gas hob with extractor hood, fan and light over with drawers under, ceramic tiled surrounds, vinyl wood effect flooring, glazed panelled door to living room, radiator, ceiling spotlights.

FIRST FLOOR

Galleried landing overlooking hallway, radiator, two skylight windows to front aspect, doors to primary rooms.

BATHROOM

10' 10" x 7' 4" (3.3m x 2.24m) Measurements taken from approximately 4' off floor level with slight eaves to front and side ceilings restricting headroom, access to loft space, skylight windows to front and side aspects, white suite comprising: low level w.c., rectangular wash hand basin with wooden cupboard and drawer under, radiator, panelled bath with mixer tap and shower attachment, tiled splashback and shelf over, vinyl wood effect flooring.

BEDROOM 1 SUITE

18' 1" x 11' 10" decreasing to 8'8" at narrowest point (5.51m x 3.61m) Double glazed windows to rear aspect overlooking garden, fields and woodland beyond, textured ceiling with coving, radiator, range of floor to ceiling built-in wardrobes to one wall with hanging space and shelving, door to:

EN-SUITE BATHROOM

11' 10" maximum x 9' 3" (3.61m x 2.82m) L shaped, measurements taken from approximately 3'5" off floor level with eaves to rear and side ceilings, double glazed frosted dormer window to rear aspect, access to loft storage space, skylight window to side, double ended panelled bath with central mixer tap and tiled surrounds, close coupled w.c. with shelf over, oval wash hand basin with plinth under with range of drawers and cupboards, fully ceramic tiled shower cubicle with sliding door, extractor fan, ceiling spotlights, textured ceiling with coving.

BEDROOM 2

14' 6" x 10' 9" maximum (4.42m x 3.28m) L shaped, measurements taken from approximately 3'5" off floor level with eaves to ceilings, access to loft storage space, skylight window to side aspect, radiator.

OUTSIDE

To the rear is a raised terrace measuring approximately 87 m² accessible from the dining room and kitchen, steps down to lawned garden with mature trees, shrubs, evergreens and bushes, paved area to the side of the garage, raised plinth with wooden built store 9'7" x 7'7".

DETACHED GARAGE

14' 10" x 9' 2" (4.52m x 2.79m) Remote controlled roller door, pitched roof with high level storage, lighting and power points, double glazed windows to side aspect, external lighting.

AGENTS NOTES

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

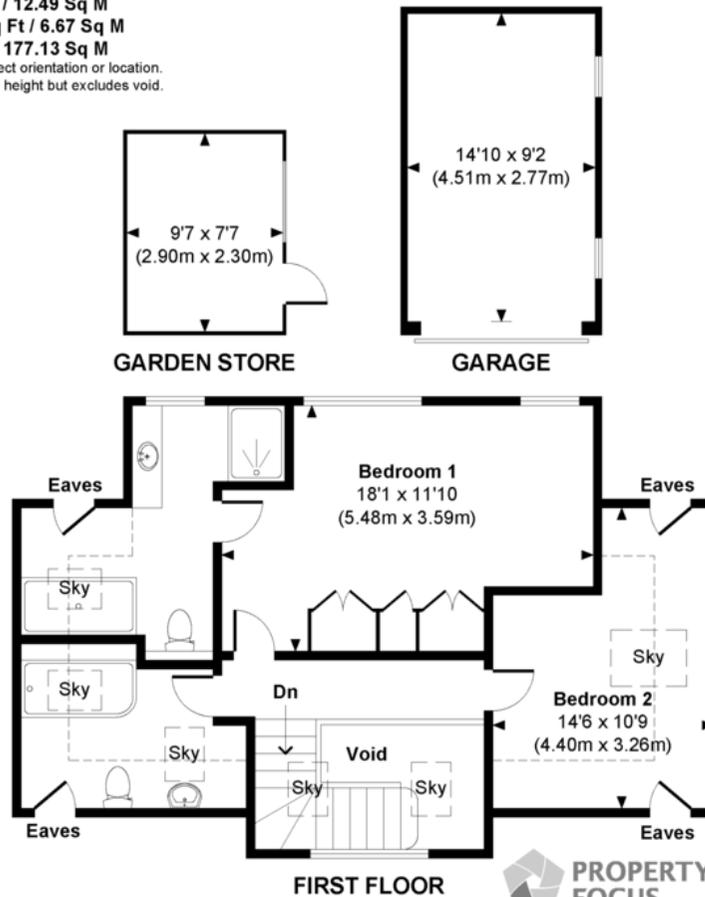
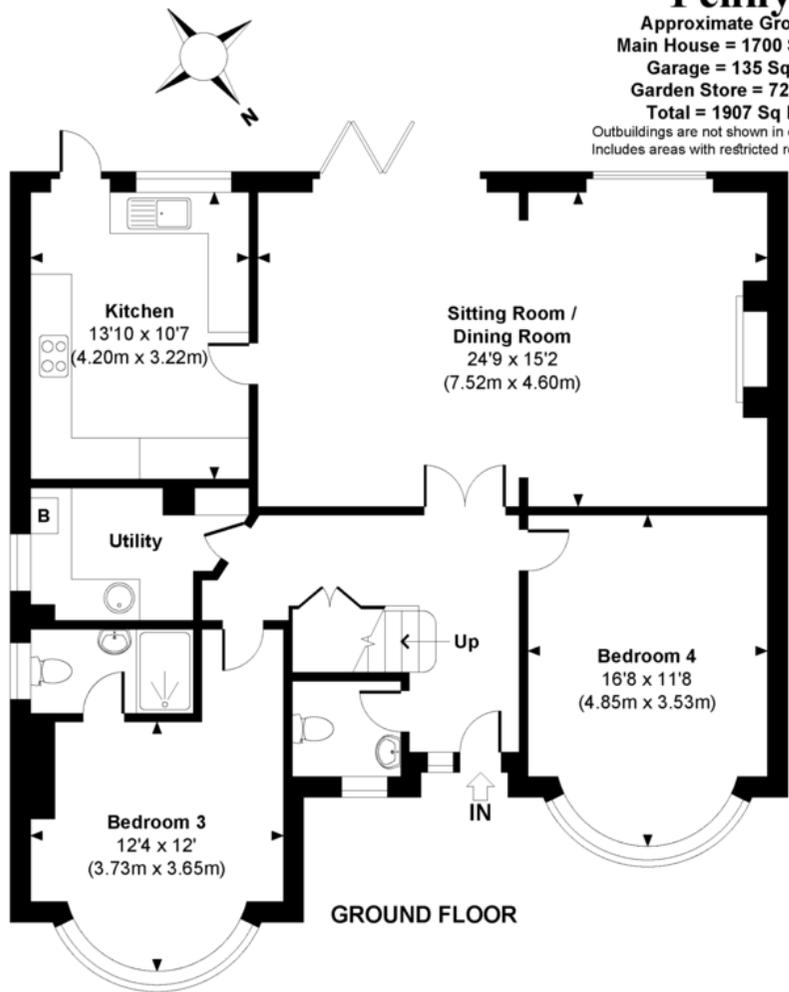
AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



Pennymead

Approximate Gross Internal Area
 Main House = 1700 Sq Ft / 157.97 Sq M
 Garage = 135 Sq Ft / 12.49 Sq M
 Garden Store = 72 Sq Ft / 6.67 Sq M
 Total = 1907 Sq Ft / 177.13 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with restricted room height but excludes void.



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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C	72	
(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			

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

Fineandcountry.com

