



8 Brookside Road | Old Bedhampton | Havant | Hampshire | PO9 3JL

 FINE & COUNTRY

£950, 000 - Freehold



Features

- An Attractive Detached Grade II Listed Home
- Three Bedrooms
- Three Reception Rooms
- 3287 Sq Ft of Living Space

PROPERTY SUMMARY

Spring Lawn House is an elegant, double-fronted Grade II Listed Georgian home which has been sympathetically extended over the years by the current owner. Retaining much of its character and charm, the extensive and flexible accommodation is arranged over two floors and has three bedrooms, with the potential to rearrange the layout to create further bedroom/living spaces. The 3287 sq

ft of accommodation comprises: entrance hallway, 24' drawing room, cloakroom, kitchen, dining room, lobby, further 22' sitting room, hobbies room, boot room and door to the attached garage on the ground floor; on the first floor there are three double bedrooms with an en-suite bathroom to the master bedroom with walk-in wardrobe and storage, and Jack & Jill shower room to the two further bedrooms. Behind the house is a

beautifully-kept, westerly-facing garden stretching approximately 150' in length by 85' wide, with wooden summer house, studio and a wisteria-covered, wooden pergola creating a natural focal point. The house has a privileged position within the Old Bedhampton conservation area, a quiet and peaceful hamlet centred around the ancient village church.



The property is located within one mile west of Havant mainline railway station, providing access to London Waterloo in approximately 75 minutes, as well as easy commutable road links to all the major south coast cities, the waterfront and promenade of Southsea, historic Old Portsmouth, and the beaches of Hayling Island. Although requiring some updating, viewing is strongly recommended to appreciate not only the potential but also the tranquil location on offer.

ENTRANCE

Brick and flint retaining wall with curved bricks over, shingle 'in-out' driveway, leading to turning and parking area in front of the garage. To the left of the house is an attached garage, side pedestrian access and gateway leading to the rear garden. To the right-hand side is an L-shaped, brick and flint retaining wall with wooden fencing and twin wooden gates leading to a further shingled area with off-road parking, bin store and door to the lobby, plaque depicting house name, arched canopy over the main front door with brass lion door knocker, leading to:

HALLWAY

25' 0" x 7' 5" (7.62m x 2.26m) Balustrade staircase rising to first floor, glazed panelled door leading to rear garden, radiator, ceiling coving, doors to primary rooms.

CLOAKROOM

Low-level WC, wall-mounted wash-hand basin with cupboard under, window to rear aspect, radiator.



DRAWING ROOM

24' 5" x 14' 4" (7.44m x 4.37m) Twin glazed doors leading to rear garden with window to one side, arched opening and door with built-in shelving to either side, leading to hobbies room, central chimney breast with surround fireplace, granite inlay with matching hearth and gas point, sash window to front aspect.

HOBBIES ROOM

12' 8" x 8' 4" (3.86m x 2.54m) Window to front aspect with radiator under, range of shelving, door to:

BOOT ROOM

8' 1" x 7' 4" (2.46m x 2.24m) Windows to side and rear aspects, work surface, range of built-in wall and floor units, shelving, sliding door leading to:

GARAGE

20' 3" x 9' 8" (6.17m x 2.95m) Electrically-operated up-and-over door to front aspect, window to side, rear up-and-over door leading to garden, electric consumer box and power points.

DINING ROOM

14' 2" x 12' 9" (4.32m x 3.89m) Window to front aspect with secondary double glazing and radiator under, doors to hallway and kitchen, central chimney breast with surround fireplace and built-in cupboards and shelving to either side, dimmer switch.

KITCHEN

11' 3" x 10' 0" (3.43m x 3.05m) Window to rear aspect overlooking the garden, range of wall and floor units, inset 2½ bowl sink unit with mixer tap, integrated dishwasher with matching door, free-standing Ideal Mexico boiler supplying domestic and central heating (not tested), ceramic-tiled surrounds, corner display shelving, inset four-ring electric hob with double oven under, three wall-mounted units with glazed panelled doors, radiator, door to hallway, square opening leading to:

LOBBY

14' 2" x 6' 2" (4.32m x 1.88m) Stable-style door to front aspect with window to one side, rear matching door with cupboard to one side leading to garden, high-level cupboard housing electric meter, folding doors leading to:

SITTING ROOM

22' 0" x 18' 1" (6.71m x 5.51m) Twin sash windows to front aspect with secondary double glazing, central chimney breast with wood surround fireplace and brickette inlay matching hearth, two Dimplex storage heaters, window to rear aspect with secondary double glazing overlooking patio, dimmer switch.

FIRST FLOOR

Landing with balustrade, sash window to front aspect with secondary double glazing and radiator under, access to loft space, ceiling coving, doors to primary rooms.

BEDROOM 1

14' 1" x 13' 5" (4.29m x 4.09m) Sash window to front aspect with secondary double glazing, radiator, square opening leading to:

DRESSING ROOM

11' 7" x 10' 3" (3.53m x 3.12m) Secondary (blocked off) doorway to landing, square opening with saloon doors leading to bathroom, window to rear aspect with secondary double glazing and radiator under, range of built-in wardrobes and dressing table with drawers under, door to:

WALK-IN WARDROBE

17' 6" x 10' 0" (5.33m x 3.05m) Measurements taken from approximately 3'0" off floor level with eaves to front and rear ceiling restricting headroom, range of shelving, floor-to-ceiling wardrobes with sliding doors, hanging space and shelving.

EN-SUITE BATHROOM

8' 4" x 7' 0" (2.54m x 2.13m) Panelled bath with mixer tap, ceramic-tiled surrounds, vanity unit with wash-hand basin, mixer tap and cupboards under, shaver point, medicine display cabinet, window with secondary double glazing to rear aspect overlooking the garden, bidet, low-level WC.

BEDROOM 2

14' 1" x 12' 8" (4.29m x 3.86m) Sash window to front aspect with secondary double glazing, double radiator, central chimney breast with built-in, double-doored wardrobe with hanging space and cupboards over to one side; to the other side is a single built-in shelved cupboard and false wardrobe with doorway leading to:

JACK & JILL SHOWER ROOM

Wall-mounted wash-hand basin, low-level WC, corner shower cubicle, window to front aspect with frosted panels, vinyl flooring, heated towel rail, door to:

STUDY / DRESSING ROOM

6' 9" x 6' 1" (2.06m x 1.85m) Radiator, window to rear aspect with secondary double glazing, sliding door leading to:

BEDROOM 3

13' 3" x 10' 0" (4.04m x 3.05m) Window to rear aspect with secondary double glazing and radiator under, range of built-in wardrobes with shelving to one wall, one housing hot water cylinder, and cupboards over, access to loft space, door to landing.

OUTSIDE

Directly to the rear of the house behind the garage is a paved patio area measuring the width of the house, covered canopies over all doors leading to the rear garden, brick retaining walls with flowering shrub borders, and central steps with railings to both sides leading to upper level with paved patio, lawns and attractive fig tree. To the right-hand side on the upper level is a pergola with wisteria, large wooden garden shed, raised terrace with second pergola leading to crazy-paved patio area and wooden shed. The garden extends on separate levels with wooden summer house and studio, feature curved yew hedge, further lawn with mature trees, evergreens and shrubs, wild-flower garden to the rear.

SUMMER HOUSE

12' 3" x 10' 6" (3.73m x 3.2m) Wooden built with twin doors to front overlooking garden and windows on three aspects.

STUDIO

8' 8" x 7' 8" (2.64m x 2.34m) Wooden built with door and windows to front aspect, window to side.

WORKSHOP

9' 9" x 7' 11" (2.97m x 2.41m) Windows to front aspect, door to side, square opening leading to:

STORE

9' 9" x 6' 7" (2.97m x 2.01m)

AGENTS NOTES

Council Tax Band G - Havant Borough Council

Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

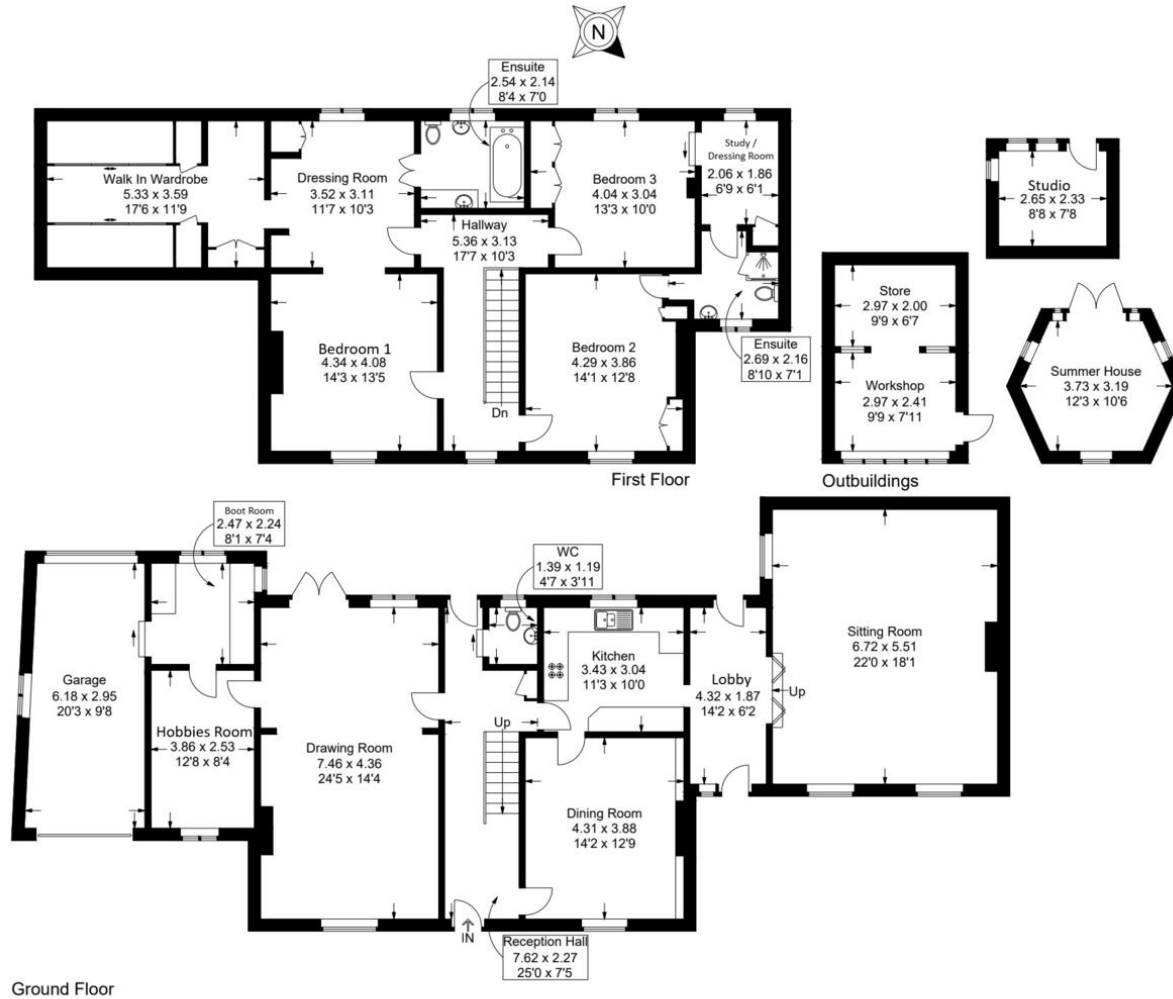
AML Checks –

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.



Spring Lawn House, 8 Brookside Road, Old Bedhampton, PO9 3JL

Approximate Gross Internal Area = 275.5 sq m / 2965 sq ft
 Outbuildings = 29.9 sq m / 322 sq ft
 Total = 305.4 sq m / 3287 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		79
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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.

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.

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



www.fineandcountry.com