

£675,000

Creech View

Denmead, PO7 6SU

PROPERTY SUMMARY

Located in the village of Denmead on the outskirts of the South Down National Park and boasting a wonderful semi rural location, we are delighted to offer for sale this exceptional 4 double bedroom detached property in Creech View. This extended family home has a large number of benefits and internal viewings are very strongly advised. The property boasts 4 good sized first floor bedrooms with en-suite facilities to 2 and a family bathroom. On the ground floor there is a light and airy lounge running from the front to the rear garden, study, WC, utility room, modern fitted kitchen/family room and a beautiful orangery. Externally there is a south facing garden with detached double garage, carport and a long private driveway accessed via electric double gates. The property also benefits from owned solar panels reducing bills significantly. Early interest is expected.





ENTRANCE HALL Radiator, tiled flooring, under stair cupboard, stairs to first floor, doors to:

WC Radiator, matching tiled flooring, hand wash basin, WC.

LOUNGE 20' 1" x 11' 1" (6.12m x 3.38m) Window to front aspect, double doors to rear garden, 2 radiators, gas fire.

STUDY 8' 10" x 8' 7" (2.69m x 2.62m) Window to front aspect, radiator.

KITCHEN/DINING/FAMILY ROOM 18' 3 max" x 16' 7 max" (5.56m x 5.05m) Window to front aspect, radiator, matching tiled flooring, extensive range of fitted cupboards, units and work surfaces and 1 1/2 bowl sink unit and mixer tap, integrated double oven, hob, extractor, fridge, freezer and dishwasher, space for 'American' style fridge freezer, breakfast bar, wine cooler, spot lighting, door to utility room, open plan to:

ORANGERY 21' 7" x 10' 04" (6.58m x 3.15m) Extensive range of windows to front and side aspects, double doors to rear garden, lantern style roof, spot lighting, 2 radiators, matching tiled flooring.

UTILITY ROOM 7' x 4' (2.13m x 1.22m) Door to rear garden, radiator, work surface, plumbing for washing machine, space for tumble dryer, wall mounted boiler, matching tiled flooring.

FIRST FLOOR Landing - Airing cupboard, access to loft, doors to:

BEDROOM 1 18' 4" x 10' 9" (5.59m x 3.28m) Windows to front and side aspects, radiator, door to:

ENSUITE Window to front aspect, heated towel rail, shower, WC, hand wash basin, 1/2 tiled surround, spot lighting.

BEDROOM 2 11' 8" x 11' 3" (3.56m x 3.43m) Window to side and rear aspects, radiator, built in wardrobes, door to:

ENSUITE Window to rear aspect, heated towel rail, shower cubicle, hand wash basin, WC, spot lighting, half tiled surround.

BEDROOM 3 11' 3" x 10' 11" (3.43m x 3.33m) Window to front aspect, radiator, 2 sets of built in wardrobes.

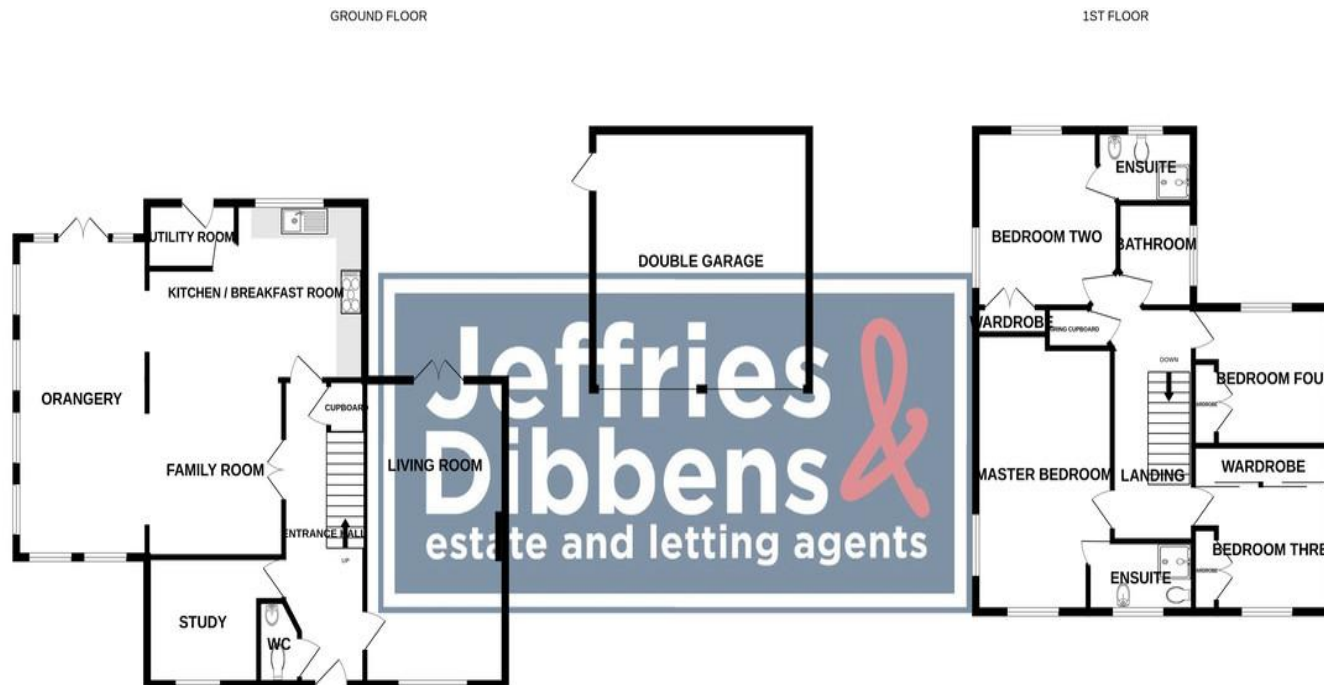
BEDROOM 4 11' 3" x 8' 11" (3.43m x 2.72m) Window to rear aspect, radiator, built in wardrobe.

BATHROOM Window to side aspect, heated towel rail, panelled bathe with shower over, hand wash basin, WC, vanity shelf, fully tiled, spot lighting.

OUTSIDE Lawned front garden, own driveway leading to electric double gates and further on to rear garden.

REAR GARDEN South facing rear garden with lawned area, extensive patio, outside lights, power points and tap, side garden, mature tree borders, long private driveway leading to:

DOUBLE GARAGE 17' 1" x 17' 1" (5.21m x 5.21m) Twin up and over doors, light and power, roof void storage, personal door to garden, additional car port.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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