



Hope Cottage, 137 Anmore Road, Denmead, Waterlooville,
Hampshire, PO7 6HW

 FINE & COUNTRY

£1,200,000 - Freehold



Features

- A Character Detached Family Home
- Four Bedrooms, En-Suites & Family Shower Room
- Four Reception Rooms
- 35' Kitchen/Dining/Family Room

PROPERTY SUMMARY

Hidden away from the road, Hope Cottage sits proudly within an idyllic countryside setting, surrounded by beautifully landscaped gardens and charming summer houses. A welcoming entrance hall leads into the heart of this exceptional home where a collection of spacious and versatile rooms provide outstanding family living and entertaining space. The impressive 35' kitchen/dining room forms the centrepiece of the home, featuring a

striking curved window that frames attractive views across the gardens, the ground floor accommodation also includes a generous 21' sitting room with exposed beams, together with a useful utility/boot room, cloakroom, study, formal dining room and a cosy snug complete with a corner log burner, creating the perfect retreat during the cooler months. The first floor offers three characterful bedrooms with exposed beams and outstanding views, family shower room and a spacious principal

bedroom suite featuring a private dressing area and en-suite shower room, an additional en-suite to bedroom 2 further enhances the flexibility of the upstairs accommodation. Outside, manicured hedges define the extensive gardens, creating a private and picturesque setting ideal for entertaining; a large patio provides ample space for outdoor dining and a relaxing hot tub, while a charming bridge crosses the culvert to a second summer house, adding to the property's unique appeal.



Hope Cottage also benefits from adjoining land ownership, uninterrupted views across open fields and excellent parking facilities including a large carport and garage. Combining space, tranquillity, and a stunning rural backdrop, this wonderful home is perfectly suited to those seeking a peaceful country lifestyle, while also offering an ideal environment for those wishing to work from home.

ENTRANCE

Wide Y shaped shingled entrance with central lawn leading to large parking area with Anmore Dell to the left hand side and manicured hedge to the right, T shaped shingled driveway with parking to the front of the garages, further lawned garden with fencing leading to Dell, to side of the house is wooden fencing and gate, external gas meter, cold water tap, security lighting, curved brick retaining wall with shrubs and bushes leading to gated driveway providing access onto the gardens, grounds and paddock, external letter box, covered porch, main front with Ring doorbell and glazed panel leading to:

HALLWAY

25' 9" approx. x 8' 6" to widest point (7.85m x 2.59m) Window overlooking garden with radiator under, internal door leading to kitchen / dining room, doors to primary rooms, radiator, staircase rising to first floor.



STUDY / SNUG

13' 5" x 14' 0" max. decreasing to 7' 8" (4.09m x 4.27m) Window to rear aspect with radiator under, built-in double doored cupboard housing boiler supplying domestic hot water and central heating (not tested), corner log burner with tiled hearth, double glazed window to side aspect, exposed beam and brick work to one wall, twin glazed door to hall way.

KITCHEN / DINING / FAMILY ROOM

35' 4" x 13' 1" (10.77m x 3.99m) Dining area: Curved low sill windows overlooking garden, paddock and far reaching views towards woodland in the distance, stripped and stained skirting boards, two radiators, tile effect wood laminate flooring, door to utility room, peninsular style divide leading to kitchen with inset 1½ bowl sink unit and cupboards and dishwasher point under.

Kitchen: range of matching wall and floor units with under unit lighting, corner display shelving, red gas Aga with twin hot plates and ovens under, tiled surrounds, pan drawers, tall larder cupboard, integrated fridge/freezer with tall larder cupboard to one side, dresser style unit with cupboards, wine rack and wood block work surface.

UTILITY ROOM

16' 1" x 4' 7" (6'11" max) (4.9m x 1.4m) Work surface with storage cupboards over and under, butler style sink with mixer tap, tiled surrounds, window to front aspect, double glazed door to side, radiator, red tiled flooring, washing machine point, stable style door leading to:

INNER LOBBY

Radiator, door to.

CLOAKROOM

Concealed cistern w.c., wash hand basin with mirror over, ceiling pelmet spotlights, extractor fan, heated towel rail.

HOBBY ROOM / STUDY

13' 8" x 7' 10" (4.17m x 2.39m) Double glazed square bay window to rear aspect overlooking garden and window to side overlooking paddock.

SITTING ROOM

24' 1" x 11' 9" (7.34m x 3.58m) Exposed beams to ceiling restricting headroom, brick surround fireplace with wooden mantle over and shelving to one side and cupboards to the other, built-in storage cupboard, interlinking door to dining room, double glazed window with deep granite sill to rear aspect overlooking garden with radiator under, twin glazed doors leading to:

PORCH

7' 5" x 5' 6" (2.26m x 1.68m) Twin double glazed doors with windows to either side overlooking garden.

DINING ROOM

21' 0" x 7' 5" (6.4m x 2.26m) Accessed via steps from inner lobby, interlinking door to sitting room, double glazed square bay window overlooking garden, recessed shelf, double glazed window to side aspect overlooking driveway, ceiling beams.

FIRST FLOOR

Landing with balustrade, radiator, doors to primary rooms, double doored built-in wardrobe.

BEDROOM 3

13' 7" x 7' 9" (4.14m x 2.36m) Double glazed window to side aspect overlooking driveway and garage, Velux window with blind to rear, access to eaves storage space, double radiator, wood laminate flooring.

FAMILY SHOWER ROOM

White suite comprising: shower cubicle with drying area to one end, large screen, drench style hood wall mounted controls and separate shower attachment, close coupled w.c., twin wash hand basins with cupboards under, two towel rails, double glazed window to rear aspect overlooking Dell, access to loft storage space, range of shelving.

BEDROOM 2

12' 5" x 10' 5" (3.78m x 3.18m) High level double glazed window to rear aspect, access into loft space, double radiator, range of built-in wardrobes to one wall, door to:

EN-SUITE SHOWER ROOM

Ceramic tiled to half wall level, oval wash hand basin with cupboard under, low level w.c., corner shower cubicle, radiator, double glazed window to rear aspect, wood laminate flooring.

BEDROOM 4

11' 9" x 8' 5" (3.58m x 2.57m) Double glazed window with low sill to rear aspect overlooking garden, wood laminate flooring, range of built-in floor cupboards, exposed beams to ceiling, radiator.

BEDROOM 1

12' 11" x 11' 10" (3.94m x 3.61m) Double glazed window to rear aspect with low sill, double doored wardrobe to one wall, double radiator, exposed beams to ceiling, passage way leading to en-suite and dressing room.

DRESSING ROOM

8' 1" x 7' 6" (2.46m x 2.29m) Velux window with blind, range of shelving and rails, ceilings spotlights, wood laminate flooring.

EN-SUITE SHOWER ROOM

Fully ceramic tiled to two walls, shower cubicle, wood laminate flooring, concealed cistern w.c., wood plinth with circular wash hand basin, double glazed window to side aspect overlooking paddock, chrome heated towel rail.

OUTSIDE

The garden has a large paved patio with curved brick retaining wall, central steps leading up to primary lawned garden with flowering shrub borders, evergreens and bushes, well shed, summer house, further raised patio area with pelmet and hot tub with conservatory to the left hand side with pergola and patio, al-fresco dining area with built-in dining table and pitched roof, raised decked area, central tree, raised pond, picket style fencing leading to further driveway and detached garage, decked bridge leading to summer house. The garden extends via a stable style gate leading to concrete driveway and detached garage. The far garden is laid to lawn with a hedging to one side with fruit trees, vegetable patches and seating area, to the rear is a two acre paddock with greenhouse and enclosed by fencing on all sides.

DETACHED GARAGE

17' 0" x 16' 3" (5.18m x 4.95m) Pitched roof with storage, double width cavity wall, remote control up and over door. Ladder leading to loft space 22' 6" x 6' 4".

SUMMER HOUSE

14' 3" x 12' 5" (4.34m x 3.78m) Double doors and windows to each side leading to paddock with far reaching views over farmland and woodland beyond, lighting and power, door to:

INNER LOBBY

Window to front aspect, seating area, wooden flooring, door to:

CLOAKROOM

Sani-flow toilet, wash hand basin

GARDEN ROOM

17' 10" x 12' 8" (5.44m x 3.86m) Brick built with polycarbonate glazed roof, curved frontage and central doors leading to garden. Store attached.

CAR PORT

22' 1" x 17' 8" (6.73m x 5.38m) Pitched roof, brick walls to half wall level with wood panelling over, concrete base.

WOODEN BUILT STORAGE ROOM

18' 10" x 8' 6" (5.74m x 2.59m) To the left hand side of the garage.

GREENHOUSE

20' 7" x 10' 4" (6.27m x 3.15m)

NOTE

Public footpath entry over the driveway between the house and the Dell towards the far end of the field where it bears to the right and leads to the adjacent fields.

AGENTS NOTES

Council Tax Band G - Winchester City Council

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

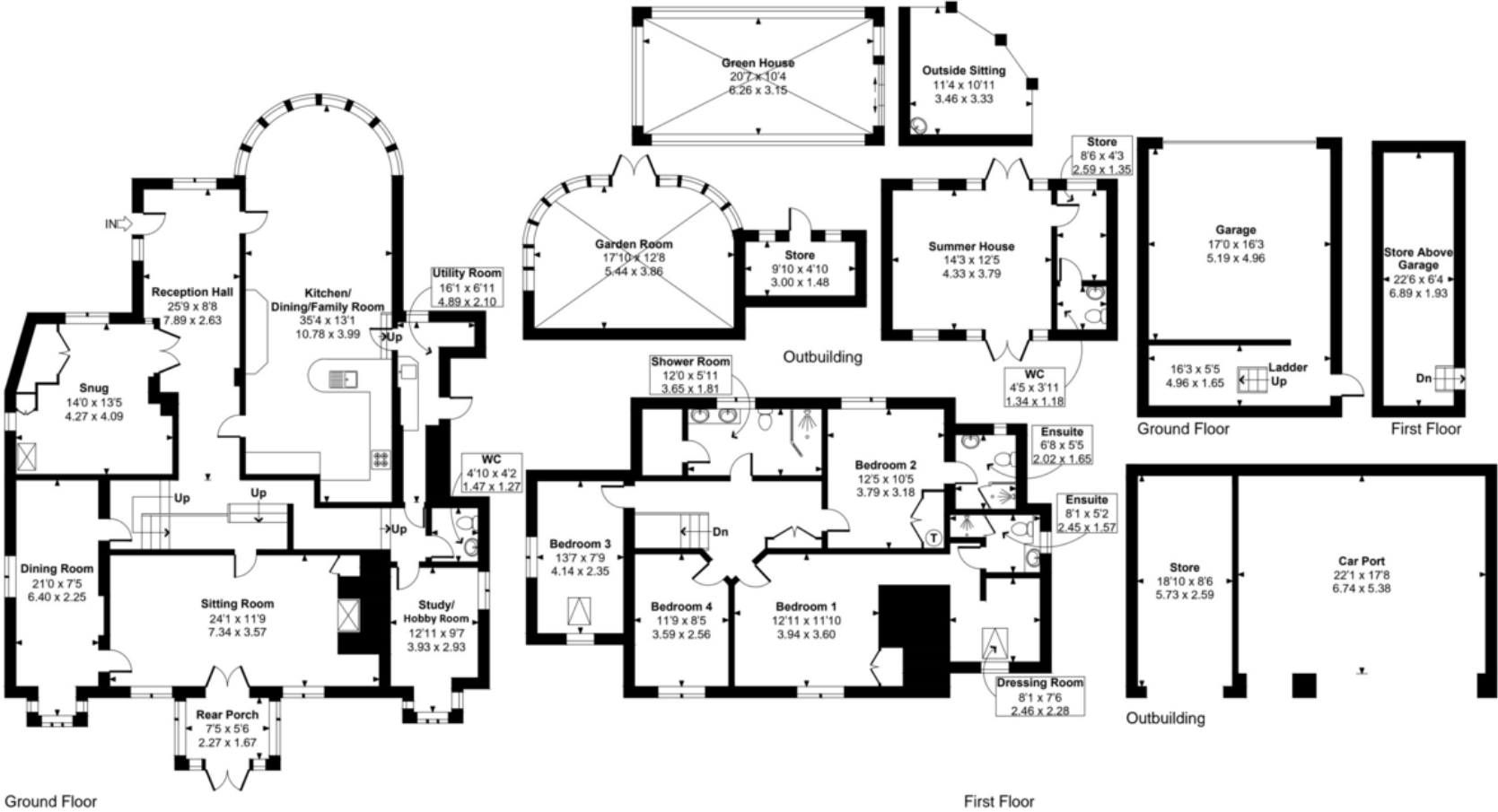
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

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.



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Approximate Gross Internal Area = 245.5 sq m / 2642 sq ft
Outbuildings = 176.1 sq m / 1895 sq ft
Total = 421.6 sq m / 4537 sq ft



--- Indicates restricted room height less than 1.5m.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(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		