





1B Park Road

Purbrook, PO7 5ER

- EXTENDED & EXTENSIVELY MODERNISED DETACHED FAMILY HOME
- OVER 3,000 SQ FT OF VERSATILE ACCOMMODATION
- LARGE DRIVEWAY, INTEGRAL GARAGE & BEAUTIFUL GARDEN OASIS
- SELF-CONTAINED GROUND FLOOR ONE BEDROOM ANNEXE
- TUCKED AWAY LOCATION IN SOUGHT AFTER PURBROOK LOCATION
- SIX BEDROOMS & SIX BATHROOMS INCLUDING ANNEXE
- STUNNING OPEN PLAN KITCHEN / DINING / FAMILY ROOM
- APPROXIMATELY ONE THIRD OF AN ACRE LANDSCAPED PLOT

Tucked away in one of Purbrook's most desirable and private locations, this exceptional detached residence has been extensively modernised and thoughtfully reconfigured to create a stunning family home extending to over 3,000 sq ft of beautifully presented accommodation. Occupying an impressive plot of approximately one third of an acre, the property perfectly balances generous internal living space with an outstanding landscaped garden, creating a home that is equally suited to modern family life and entertaining.



Offers in excess of £1,000,000



The property immediately impresses with its attractive contemporary appearance, substantial gravel driveway providing parking for numerous vehicles, integral garage and secluded position set back from the road. Every aspect of the home has been carefully updated to an exceptional standard, with high quality finishes, stylish décor and an abundance of natural light throughout.

The heart of the home is undoubtedly the spectacular open plan kitchen, dining and family room, an outstanding space measuring over 34ft in length and designed for modern living. Featuring a sleek range of contemporary high gloss cabinetry, quality integrated appliances, a substantial central island with breakfast seating and generous dining and seating areas, this superb room effortlessly combines practicality with style. Large bi-folding doors open directly onto the rear terrace, creating a seamless connection between inside and out and making it the perfect space for entertaining throughout the year.

Complementing the open plan living space is a separate sitting room with an open fire, providing an ideal retreat for quieter evenings, while a well-appointed utility room offers excellent additional storage and laundry facilities together with convenient access to the integral garage, there is also an additional ground floor shower room.

A particularly valuable feature is the self-contained ground floor annexe, comprising a spacious bedroom, a living room with kitchenette and its own bathroom. This versatile accommodation is ideal for multi-generational living, dependent relatives, older children, guests or even those seeking to work from home while maintaining a degree of independence.

The first floor continues to impress with five well-proportioned bedrooms, including a magnificent principal bedroom complete with a dressing room and luxurious en-suite shower room. The remaining bedrooms are all generous doubles, offering flexible accommodation for growing families, home offices or hobby rooms, and are served by a selection of beautifully appointed bath and shower rooms. In total, the property benefits from five bathrooms, including the annexe facilities, ensuring exceptional convenience for busy family life.

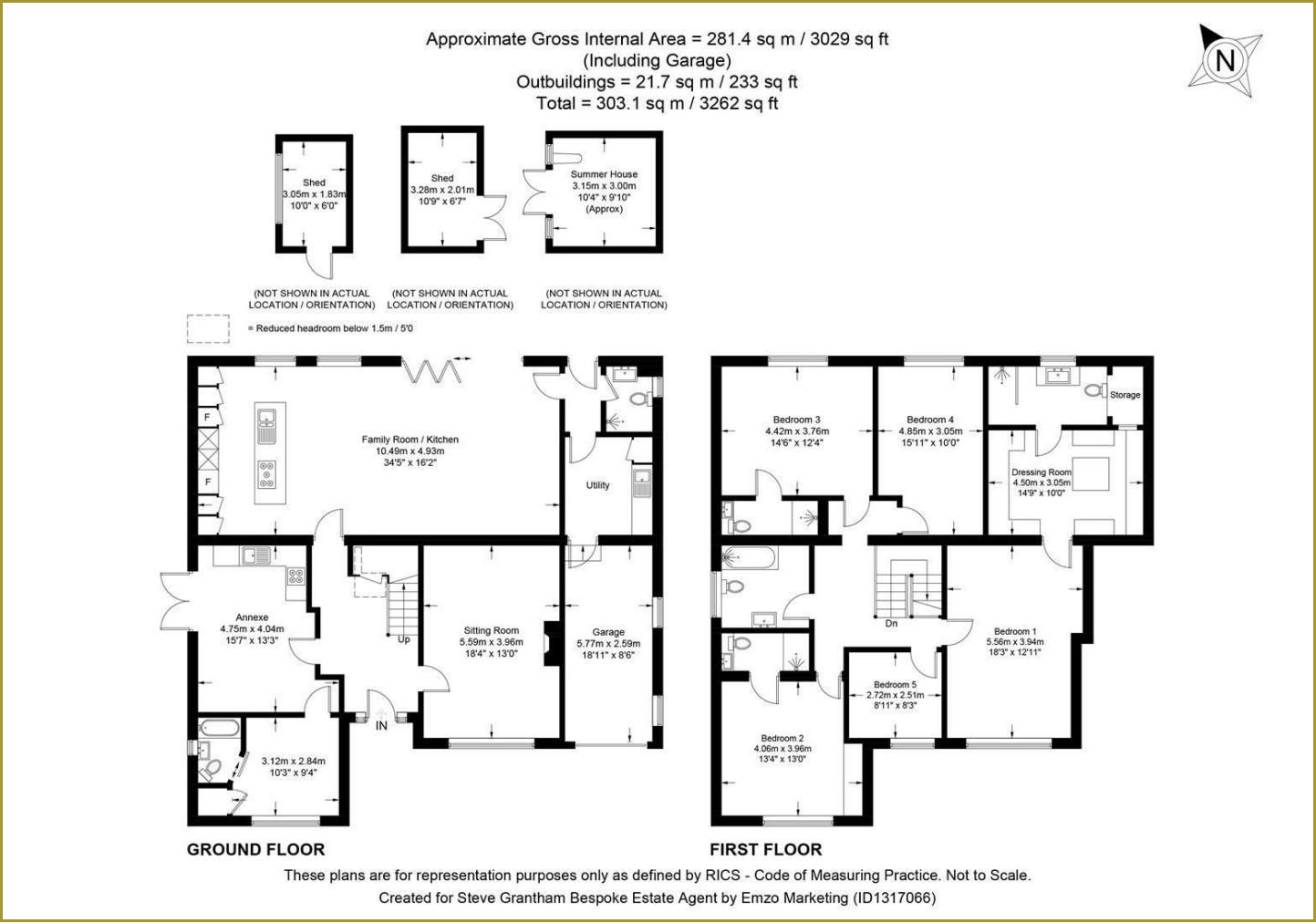
Outside, the rear garden is a true highlight and a genuine garden oasis. Beautifully landscaped and extending across approximately one third of an acre, it offers expansive lawns, mature trees and established planting that provide both colour and privacy throughout the seasons. An entertaining terrace sits immediately outside the family room, creating the perfect setting for alfresco dining, while further seating areas, a tranquil ornamental pond and an array of mature shrubs and specimen planting create a peaceful environment to relax and unwind. The generous plot also includes useful outbuildings, including a summer house and sheds, offering excellent storage and potential for a variety of uses.

Finished to an exceptional standard throughout, this remarkable home combines space, versatility and contemporary style in a peaceful tucked away location, while remaining conveniently positioned for local amenities, highly regarded schools, transport links and easy access to both Portsmouth and the South Downs.

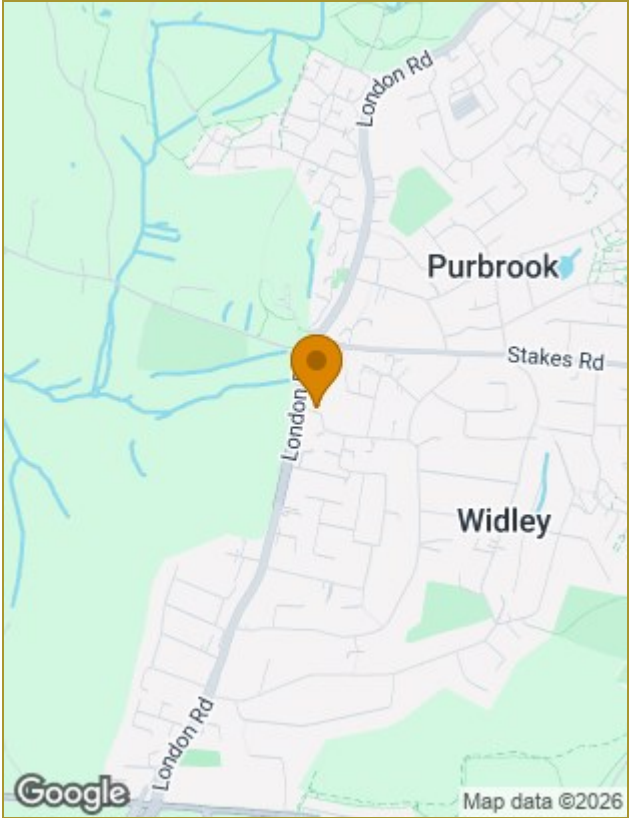




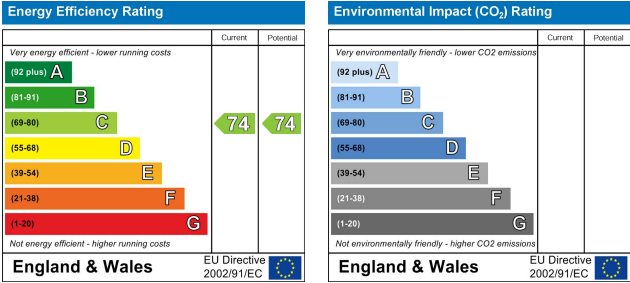
Floor Plans



Location Map



Energy Performance Graph



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