



Maisdene, School Lane, Denmead, Hampshire, PO7 6NA

FINE & COUNTRY

£1,300,000 - Freehold



### Features

- A Substantial Modern Detached Family Home
- Five / Six Bedrooms
- Three Reception Rooms
- 4198 Sq Ft of Living Space, Integral Garage

### PROPERTY SUMMARY

Located in the western edge of Denmead village, set back from the road is a family home called 'Maisdene, a detached and newly extended house with 4198 sq ft of living space, ideal for the growing family. The accommodation is arranged over two floors

and comprises; reception hall, sitting room, 35' open plan kitchen / family / dining room, larder, utility room, boot room, cloakroom and study on the ground floor with five / six bedrooms an en-suite shower room, feature bathroom and further shower room on the first floor. The property is offered with

underfloor heating throughout, a feature log burner, double glazing, extensive off-road parking, a double integral garage with potential for a self-contained annexe as well as an enclosed rear garden. 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

Stable style fencing and wooden pillars leading to deep driveway and large parking area to front of property with access to integral garage, to the right hand side of the house is matching fencing with lawned areas and pedestrian access to rear of property, lighting, outside meters, power points and cold water tap, steps leading to raised decked area with covered open porch over, twin black double glazed doors leading to:

#### RECEPTION HALL

12' 1" x 9' 6" (3.68m x 2.9m) Vaulted ceiling measuring approximately 24' in height, balustrade staircase with black spindles rising to first floor with galleried landing over, traditional oak style doors with T hinges and latches to primary rooms, flagstone flooring with underfloor heating, large understairs cupboard with matching flooring and manifolds for underfloor heating, twin doors leading to:



#### SITTING ROOM

26' 2" x 16' 8" (7.98m x 5.08m) Twin black double glazed doors to front aspect with matching windows to either side overlooking decking with views towards fields and woodland opposite, underfloor heating and controls, wall lights, matching twin black double glazed doors to rear aspect with full height windows to either side leading to rear garden, feature ceiling hung wood burner.

#### KITCHEN OPENING TO DINING ROOM / FAMILY ROOM

35' 4" x 26' 3" maximum (10.77m x 8m) Overall depth of adjoining rooms.

#### KITCHEN

17' 8" x 11' 9" (5.38m x 3.58m) Flagstone flooring with underfloor heating, twin black double glazed door to front aspect leading to decking, door to boot room. Comprehensive range of floor units with quartz work surface, dresser style three wall units with glazed panelled doors, integrated appliances with matching doors including Bosch fridge, freezer and dishwasher, free standing Falcon range style cooker with five ring gas hob and twin ovens under, extractor over, inset twin Butler sinks with aged brass mixer tap, range of pan drawers to one wall, peninsular style divide with matching surface, cupboard housing manifolds for underfloor heating, double glazed window to rear aspect, doors to utility room and walk-in larder.

#### DINING / FAMILY ROOM

18' 8" x 17' 7" (5.69m x 5.36m) Twin black double glazed doors leading to garden with full height matching windows to either side, further twin double doors leading to patio, underfloor heating, door to study.

#### WALK-IN LARDER

7' 3" x 4' 6" (2.21m x 1.37m) Flagstone flooring with underfloor heating, range of shelving.

#### UTILITY ROOM

7' 11" x 7' 3" (2.41m x 2.21m) Matching flooring, American style Fisher Paykel fridge/freezer and tall larder cupboard to one side and shelving, work surface with cupboard under, double glazed window and door to rear garden, inset sink unit with mixer tap, space and plumbing for washing machine, controls for underfloor heating.

#### STUDY

8' 7" x 8' 7" (2.62m x 2.62m) Double glazed windows to side aspect, underfloor heating.

#### BOOT ROOM

11' 7" maximum x 9' 9" (3.53m x 2.97m) Double glazed window to side aspect, built-in cupboard housing manifolds for underfloor heating, steps and door leading down to garage, flagstone flooring, double glazed door to front and decking, electric consumer box.

#### CLOAKROOM

Low level w.c., pedestal wash hand basin, flagstone flooring with underfloor heating, double glazed window to side aspect, extractor fan.

#### FIRST FLOOR

Galleried landing with balustrade, dormer double glazed window to front aspect with far reaching views over woodland and fields, vaulted ceiling, traditional oak style doors with T hinges and latches to primary rooms.

#### BEDROOM 2

16' 9" x 13' 0" (5.11m x 3.96m) Measurements taken from approximately 4'0" off floor level with eaves to front ceiling restricting headroom, double glazed dormer window with outstanding views over fields and woodland beyond, underfloor heating with wall mounted controls, vaulted ceiling, flue from log burner in the sitting room.

#### BEDROOM 3

16' 9" x 13' 0" (5.11m x 3.96m) Vaulted ceiling, measurements taken from approximately 4'0" off floor level with eaves to rear ceiling restricting headroom, underfloor heating, double glazed dormer window to rear aspect overlooking garden.

#### FAMILY BATHROOM

11' 11" x 9' 0" (3.63m x 2.74m) Measurements taken from approximately 4'0" off floor level with eaves to rear ceiling restricting headroom, double glazed dormer window to rear aspect overlooking garden, underfloor heating, corner shower cubicle, low level w.c., wash hand basin, free standing double ended large bath with aged brass mixer tap.



#### BEDROOM 1

22' 5" x 13' 8" (6.83m x 4.17m) Vaulted ceiling, slight eaves to side ceilings restricting headroom with skylight windows, double glazed window overlooking rear garden, underfloor heating controls, large built-in wardrobe with twin doors housing manifolds for underfloor heating, door to:

#### EN-SUITE SHOWER ROOM

Large shower cubicle, low level w.c., wash hand basin, double glazed window to side aspect, underfloor heating, high ceiling.

#### BEDROOM 4

21' 8" x 12' 7" (6.6m x 3.84m) Measurements taken from approximately 4'0" off floor level with slight eaves to front ceiling with doorway leading to lobby interlinking to rooms above garage, skylight window to front aspect, vaulted ceiling, underfloor heating, double glazed window to side aspect.

#### LOBBY

Stairs leading to ground floor, door to:

#### ANNEXE ROOM (BED 5) OVER GARAGE

18' 9" x 7' 4" (13'7" max.) (5.72m x 2.24m) Leading to bedroom and shower room, skylight windows to side aspect, slight eaves to ceiling restricting headroom, measurements taken from approximately 3'0" off floor level, vaulted ceiling with spotlights.

#### BEDROOM 6

12' 2" x 7' 9" (3.71m x 2.36m) Measurements taken from approximately 3'0" off floor level with eaves to side ceiling restricting headroom, vaulted ceiling with spotlights, double glazed window to front aspect with views over farmland and woodland beyond, skylight window, radiator.

#### SHOWER ROOM

Window to front aspect with frosted panel, shower cubicle with sliding door, pedestal wash hand basin, low level w.c., radiator.

#### DOUBLE GARAGE

20' 2" x 19' 7" increasing to maximum 20'0" (6.15m x 5.97m) Staircase rising to first floor, twin doors to front aspect, to one corner is the Viessmann hot water cylinder, pump systems and matching boiler with water softener, work surface with 1½ bowl stainless steel sink unit and cupboards under, double glazed window to front aspect, power points.

#### CLOAKROOM

Low level w.c., wall mounted wash hand basin, extractor fan, ceiling spotlights.

#### OUTSIDE

To the rear is a large patio area leading to lawn with wooden fender borders, raised garden area with white birch trees, shrubs, wooden built Wendy house/store.

#### AGENTS NOTES

Council Tax Band D – Winchester City Council

Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))

Flood Risk – Refer to –

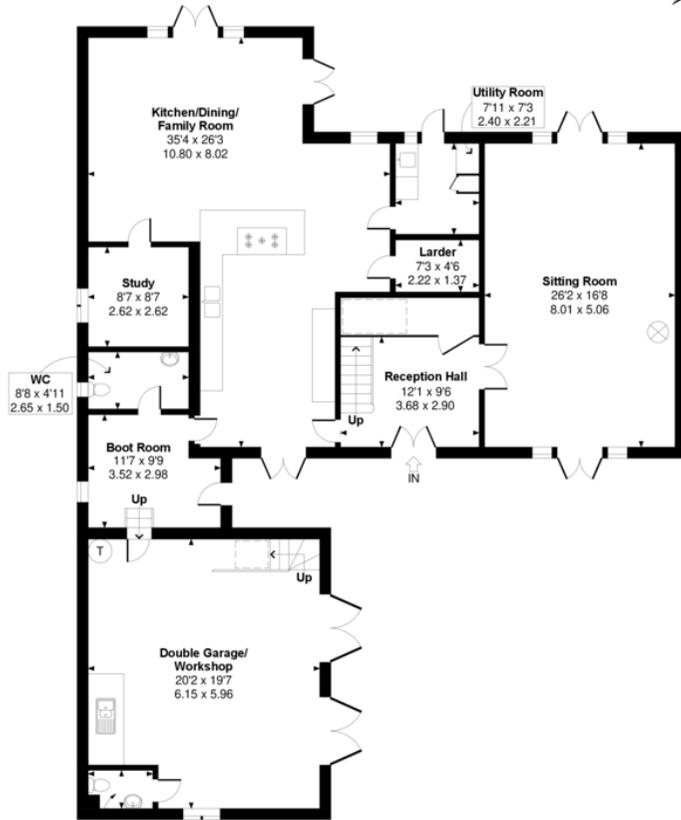
([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))

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.



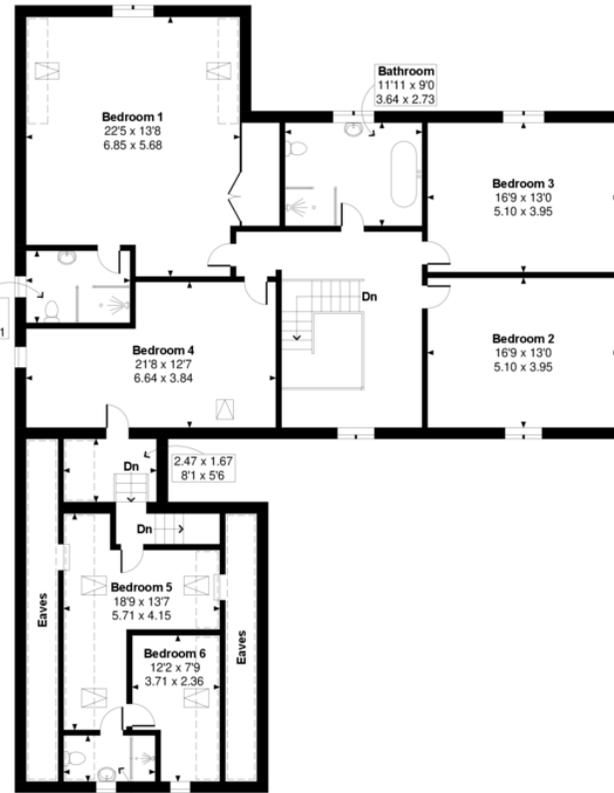
# Maisdene, School Lane, Denmead

Approximate Gross Internal Area = 363.3 sq m / 3911 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 26.7 sq m / 287 sq ft  
 Total = 390 sq m / 4198 sq ft



Ground Floor

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



First Floor

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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

[fineandcountry.com](http://fineandcountry.com)

