



£699,500

Upper Crabbick Lane

Denmead, PO7 6HQ



Exceptional

## PROPERTY SUMMARY

With its rural backdrop in one of Denmeads most requested locations, 'Woodlands' is sure to attract immediate interest from discerning buyers. Set in beautiful mature grounds to both the front and rear, this stunning, detached, chalet bungalow offers the most tranquil and peaceful of settings and simply must be seen to be appreciated. The accommodation includes a porch opening onto the hallway, large lounge, open plan kitchen with dining space as well as family room with bi-folding doors, 3 bedrooms and 2 bathrooms one on each floor. Externally there is a large driveway providing ample off road parking, separate garage as well a wonderfully mature and large rear garden. To fully view this property internally contact Jeffries on 02392 231100.

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**PORCH** Window to front and rear aspect, door leading to:

**HALLWAY** Radiator, stairs leading to first floor, a range of storage cupboards, door leading to:

**BEDROOM** 3 11' 9" x 10' 3" (3.58m x 3.12m) Window to front aspect, radiator.

**BATHROOM** Window to side aspect, radiator, free standing bath tub, shower cubicle, wash hand basin, W.C, cupboard housing boiler.

**LOUNGE** 19' 7" x 18' 5" (5.97m x 5.61m) Windows to front and rear aspect, two radiators, feature fireplace, door leading to:

**KITCHEN/DINER** 38' 8" x 12' 7" (11.79m x 3.84m) Windows to rear and side aspect, sky lantern, 3 sets of radiators, by-folding patio doors to rear garden, space for American style fridge/freezer, double oven with hob and extractor fan over, a range of wall and base units incorporating sink unit, space and plumbing for dishwasher and washing machine.

**LANDING** Window to side aspect, storage cupboard, eave storage, door to:

**SHOWER ROOM** Window to front aspect, heated towel radiator, shower cubicle, wash hand basin, W.C.

**BEDROOM 1** 15' 11" x 15' 11" (4.85m x 4.85m) Windows to side and rear aspect, storage cupboard, radiator, eaves storage.

**BEDROOM 2** 17' 2" x 11' 7" (5.23m x 3.53m) Windows to front, side and rear aspect, eave storage, radiator.

## OUTSIDE

**REAR GARDEN** Large rear garden with large lawn area, patio area, array of mature plants, shrubs and trees, outside tap, lighting, lighting, gated side access, private door to garage.

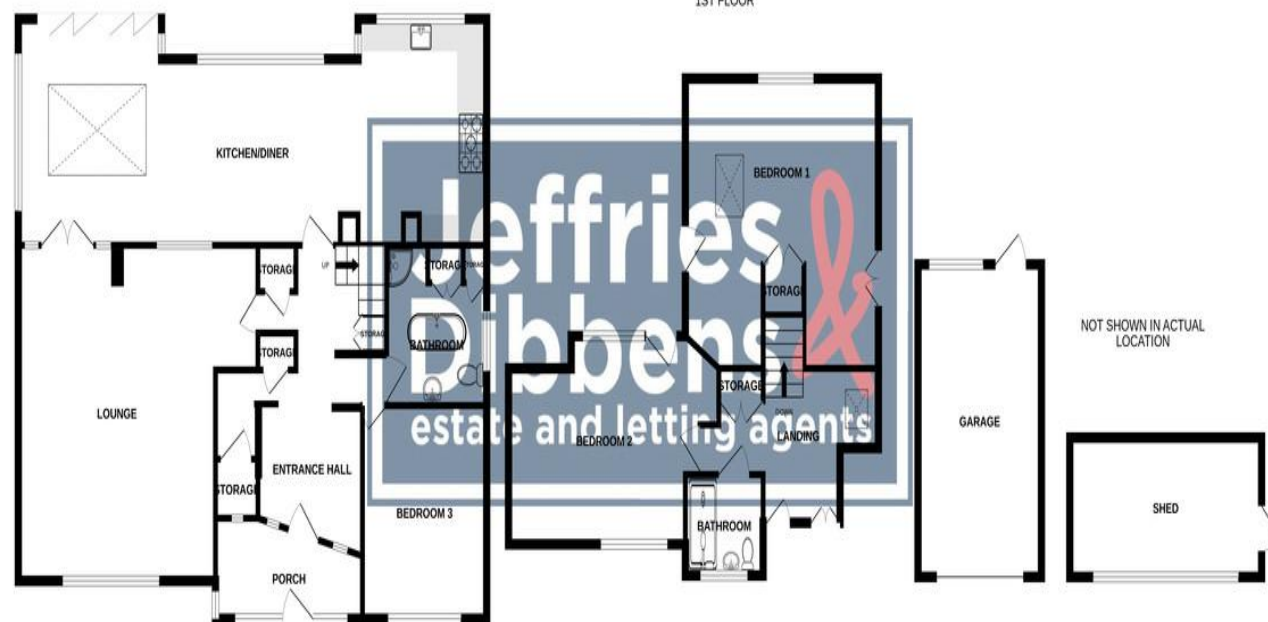
**FRONT GARDEN** Large circular driveway providing plenty of off road parking, area laid to lawn, access to:

**GARAGE** 19' 4" x 11' 4" (5.89m x 3.45m) Up and over garage door, power and light, window to rear aspect.

**AGENTS NOTE:** We understand from the owner that the property underwent structural remedial work in 1997 and a certificate of structural integrity is available.

GROUND FLOOR

1ST FLOOR



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 E

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of **£24 inc VAT** to facilitate this requirement.



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