



**Padnell Road, Waterlooville PO8 8DZ**

**welcome to**

## **Padnell Road, Waterloo**

A spacious chalet bungalow offering flexible living space with six bedrooms and four bathrooms. Within the rear garden is a brick built office, complete with high speed internet and a further brick built studio. This home provides ample off road parking and must be viewed to be appreciated.

### **Entrance Hall**

Via the solid oak door into the spacious entrance hall with carpet flooring, radiator and solid oak stairs leading to the first floor. Doors to all rooms, with double doors to the dining room and double doors to the lounge.

### **Cloakroom**

Tiled walls, tiled floor, heated towel rail. Back to wall WC with concealed cistern and wash hand basin.

### **Dining Room**

Double glazed window to side aspect. Porcelain tiled floor, radiator. Double doors leading back to the entrance hall.

### **Lounge**

Double glazed window and double doors leading to the rear garden. Smooth ceiling with downlights, porcelain tiled floor with under floor heating. Double doors from the kitchen. Step up leading to the dining area through a feature square arch.

### **Kitchen / Breakfast Room**

Double glazed windows to side and rear aspect and double glazed French doors leading to rear garden. Range of wall and base units with roll edge work surface over, incorporating one and a half bowl sink with mixer tap over. Smooth walls tiled to principal areas, tiled floor. Space for range style cooker with stainless steel splash back and extractor hood over. Space for American style fridge/freezer. Integrated microwave, integrated dishwasher. Breakfast island. Door to utility room and double doors through to the lounge.

### **Laundry Room**

Space for appliances.

### **Annexe**

### **Reception Room / Bedroom**

Double glazed box bay window to front aspect. Currently fitted with a kitchen area with cupboards, sink unit with mixer tap over, built-in appliances and space for further appliances under work surface. Carpet flooring with laminate flooring to the kitchen area. Radiator.

### **Bedroom**

Double glazed box bay window to front aspect. Carpet flooring, radiator. Door to en-suite.

### **En-Suite Shower Room**

Double glazed window to front aspect. Porcelain tiled walls, porcelain tiled floor with under tile heating. Suite comprising wet room shower, wash hand basin and back to wall WC with concealed cistern and push button flush.

### **First Floor Landing**

When you go upstairs, the stairs split from the mezzanine landing to give you a lower landing and upper landing with carpet flooring and cupboard on the lower level housing the boiler. Doors to bedrooms and family bathroom.

### **Bedroom - Upper Landing**

When you go upstairs, the stairs split from the mezzanine landing to give you a lower landing and upper landing with carpet flooring and cupboard on the lower level housing the boiler. Doors to bedrooms and family bathroom.

### **En-Suite Bathroom**

Double glazed sky light. Suite comprising back to wall WC with hidden cistern and push button flush, Whirlpool corner bath, corner shower cubicle and wash hand basin set over vanity unit. Tiled floor with under tile heating, tiled walls, spotlights.

### **Bedroom - Lower Landing**

Double glazed window to rear aspect and double glazed door to rear aspect, which would lead to a balcony, once completed. Carpet flooring, radiator, spotlights and downlights, eaves storage space.

### **En-Suite Bathroom**

Double glazed window to side aspect. Suite comprising Whirlpool corner bath, corner shower cubicle, low level WC and wash hand basin set over vanity unit. Tiled floor with under tile heating, tiled walls, radiator, downlights.

### **Bedroom - Lower Landing**

Double glazed window to rear aspect and double glazed door to rear aspect, which would lead to a balcony, once completed. Carpet flooring, spotlights and downlights, radiator.

### **Bedroom - Upper Landing**

Double glazed window to front aspect, plus double glazed sky light. Built-in storage, carpet flooring, radiator.

### **Family Bathroom**

Double glazed window to side aspect. Suite comprising Whirlpool bath, low level WC with push button flush and wash hand basin set over vanity unit. Tiled walls, tiled floor with under tile heating.

### **Outside**

To the front of the property is a dropped kerb giving access to the block paved frontage, bordered by plants and shrubs, providing ample off road parking. A side pedestrian access leads to the rear garden. To the rear of the property is an extensive rear garden with a large paved patio, a brick built fish pond, raised flower beds and a lawn and fruit trees. Within the rear garden are two brick buildings with power and light; one of which is 30msq and is registered for use as an office with high speed internet and switchboard with three telephone lines serving the whole of the property. The other building measures 15'6 x 12' and has three rooms within. There is also a chalet cabin and a covered workshop area with power and compressed air. To the far end of the garden is a wooded area.

### **Front**

To the front of the property is a dropped kerb giving access to the block paved frontage, bordered by plants and shrubs, providing ample off road parking. A side pedestrian access leads to the rear garden.

### **Rear Garden**

To the rear of the property is an extensive rear garden with a large paved patio, a brick built fish pond, raised flower beds and a lawn and fruit trees. There is also a chalet cabin and a covered workshop area with power and compressed air. To the far end of the garden is a wooded area.

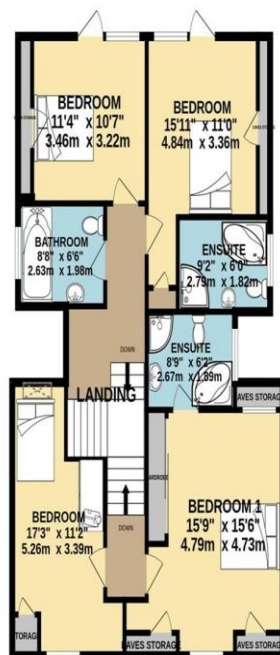
### **Office**

Double glazed windows to side and rear aspects. Single door and double doors to side aspect. 30msq and is registered for use as an office with high speed internet and switchboard with three telephone lines serving the whole of the property.

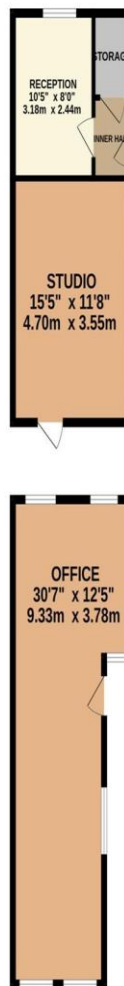
GROUND FLOOR  
1479 sq.ft. (137.4 sq.m.) approx.



1ST FLOOR  
971 sq.ft. (90.2 sq.m.) approx.



OUTSIDE  
612 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 3061 sq.ft. (284.4 sq.m.) approx.

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.  
Made with Metropix ©2025

**welcome to**  
**Padnell Road,**  
**Waterlooville**

- Third of an Acre Plot (Approx)
- Off Road Parking for Multiple Cars
- Detached Brick Built office & Detached Brick Built Studio'
- Six Double Bedrooms
- 

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of  
**£750,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV109514](https://fox-and-sons.co.uk/Property/WLV109514)



Property Ref:  
WLV109514 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**