



Chimneys | Ludcombe | Denmead | Waterlooville | Hampshire | PO7 6TL

FINE & COUNTRY

£1,400,000 - Freehold



Features

- An Impressive Detached Former Victorian Vicarage
- 3748 Sq Ft of Living Space
- Five Bedrooms & Three Bathrooms
- Three Receptions & Large Hallway

PROPERTY SUMMARY

This charming detached former Victorian Vicarage offers a wonderful light and airy feel which is enhanced by large windows and high ceilings. Sit proudly on a generous plot on the edge of the village and back from the main road however the location is ideal being just a few minutes from the local shops of Denmead with a nearby bus stop giving easy access to a range

of schools and colleges in the area. Excellent motorway links connect you to the south coast cities, while regular railway links to London are available from Petersfield or Havant. There are a number of Victorian period features inside. Chimneys, some rooms having dual aspect windows, the house provides 3748 sq ft of living space with five bedrooms, three bathrooms, three reception rooms and a 26'

kitchen/breakfast room, utility room, pantry and cloakrooms, outside are manicured gardens, detached garden office, a double garage and off road parking. Viewing of this impressive, detached house is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE

Private brick paved driveway leading to Chimneys and adjacent properties, central curved island laid to lawn with shrubs and evergreens, to one side is a brick paved private driveway with off road parking, access to garages and side pedestrian access and gate leading to garden, lighting, covered porch and main front door with brass furniture and plaque depicting house name to one side.

VESTIBULE

Twin sash windows to either side of entrance, quarry tiled flooring, large main front door, internal twin glazed doors with etched panels and matching panels over leading to:

RECEPTION HALLWAY

20' 5" x 13' 0" maximum, decreasing to 8' 1" at narrowest point (6.22m x 3.96m) Flagstone flooring, cast iron column radiator, feature archway, ceiling roses and coving, balustrade easy ride staircase to first floor, corner chimney breast with cast iron surround fireplace, high skirting boards, architraves, doors to primary rooms.

DINING ROOM

20' 2" x 16' 1" (6.15m x 4.9m) High ceiling with central ceiling rose and coving, full height double glazed wood surround windows with plantation shutter blinds overlooking garden, high skirting boards, architraves, matching window to front aspect, two cast iron column radiators, surround fireplace with brick inlay and slate hearth.



DRAWING ROOM

20' 2" x 19' 8" (6.15m x 5.99m) Full height sash double glazed wood surround bay window to side aspect overlooking garden with plantation shutter blinds, architraves, high skirting boards, central ceiling rose and coving, matching window to rear aspect, two cast iron column radiators, central chimney breast with marble surround fireplace with slate hearth and log burner.

STUDY

12' 7" x 11' 0" (3.84m x 3.35m) Full height sash double glazed window to front aspect overlooking driveway, picture rail, central chimney breast with cast iron surround fireplace, built-in storage cupboards to either side of the chimney breast, floor to ceiling book shelving to one wall, cast iron column radiator.

INNER LOBBY

Luxury vinyl tile effect flooring, door to kitchen, door to understairs storage cupboard housing gas and electric meters, cloaks hanging area with shoe cupboard under and storage under, door to side aspect, door to:

CLOAKROOM

Feature oval Heritage wash hand basin with twin legs, traditional heated towel rail and radiator, high level w.c. with chrome furniture, window to side aspect with plantation shutter blinds, matching flooring.

KITCHEN INC. BREAKFAST ROOM

27' 1" x 13' 11" (8.25m x 4.24m) Narrowing to one end leading to utility room, garage and walk-in pantry.

Breakfast area: Central chimney breast with curved corners and log burner, ceiling rose and coving, luxury vinyl tile effect flooring with underfloor heating, door to hallway, dimmer switch, further door leading to outer lobby, full height twin double glazed doors with matching panels to either side leading to garden.

Kitchen: Divided by central island with quartz work surface, wine rack and breakfast bar to one side, drawers and cupboards to the other, range of matching wall and floor units with quartz work surface, open shelving to one wall, sash double glazed wood framed windows to side aspect, butler sink with twin bowls, mixer tap and Quooker hot water tap, integrated dishwasher with matching door, two wall mounted units with glazed doors, central chimney breast with free standing Range cooker with seven ring hob and ovens under, space for fridge/freezer, matching flooring with underfloor heating, ceiling spotlights and coving, door to garage.

PANTRY

10' 0" x 7' 1" (3.05m x 2.16m) Steps down from kitchen, range of open shelving, low level tiled surface with brick inlay and bottle storage under, original brock floor, window to side aspect with plantation shutter blinds, high ceiling.

UTILITY ROOM

14' 1" x 7' 3" (4.29m x 2.21m) Window to side aspect with plantation shutter blinds, washing machine point, built-in storage cupboards to either side and high level storage over, wall mounted Vaillant boiler supplying domestic hot water and central heating with Gledhill hot water cylinder (not tested), bin drawer, integrated fridge and freezer with matching doors, high level microwave oven with cupboard over and to one side, wine cooler, quartz work surface with butler sink with tiled splashback and units under and over, luxury vinyl tile flooring.

FIRST FLOOR

Mezzanine landing with balustrade and steps to primary landing, sash double glazed window to side aspect, square opening leading to:

REAR WING

Large walk-in storage cupboard.

BEDROOM 3

14' 6" x 14' 0" (4.42m x 4.27m) Sash double glazed window to rear aspect with cast iron column radiator under, central chimney breast with granite surround fireplace and inset grate with tiled hearth, built-in storage cupboard, high ceiling with coving.

FEATURE BATHROOM

10' 2" x 10' 0" (3.1m x 3.05m) Sash double glazed window to side aspect overlooking garden, corner shower cubicle, free standing claw footed bath with wall mounted mixer tap and shower attachment, pedestal wash hand basin, ceramic tiled to half wall level, wood effect flooring, close coupled w.c., central chimney breast with cast iron surround fireplace, radiator, high ceiling with coving and rose.

PRIMARY LANDING

17' 1" x 11' 4" (5.21m x 3.45m) Balustrade, high ceiling with coving and rose, doors to primary rooms.

CLOAKROOM

Low level w.c., pedestal wash hand basin with mixer tap, roll top radiator, wood effect flooring, panelling to dado rail level, window to side aspect, high ceiling with rose and coving.

BEDROOM 5

14' 0" x 11' 2" (4.27m x 3.4m) Double glazed sash wood surround window overlooking driveway with cast iron column radiator under, central chimney breast with cast iron surround fireplace and tiled hearth, ceiling rose and coving.

BEDROOM 4

14' 0" x 13' 1" (4.27m x 3.99m) Built-in storage cupboard with rail and shelf, ceiling rose and coving, central chimney breast with cast iron surround fireplace with tiled hearth, pedestal wash hand basin with tiled splashback, double glazed sash wood framed window to rear aspect with cast iron column radiator under, range of shelving.

BEDROOM 2

16' 2" x 14' 8" (4.93m x 4.47m) Double glazed sash window overlooking garden with far reaching views over the church grounds towards the village centre, cast iron column radiator, matching window to side aspect, ceiling rose and coving, central chimney breast with cast iron fireplace and tiled hearth, pedestal wash hand basin with tiled splashback and mirror fronted medicine cabinet over.

FAMILY BATHROOM

12' 2" x 9' 10" (3.71m x 3m) High level w.c. with chrome furniture and wooden seat, free standing claw footed bath with telephone style mixer tap and shower attachment, panelling to half wall level, sash window overlooking garden and church grounds, Heritage twin oval sinks with chrome furniture and legs, corner shower cubicle with drench style hood and separate shower attachment, chrome heated towel rail, cast iron column radiator, tiled splashbacks.

BEDROOM 1

16' 2" x 15' 2" (4.93m x 4.62m) Wood surround sash double glazed window overlooking garden and church grounds, cast iron column radiator, matching window to front aspect, ceiling coving, picture rail, high skirting boards, central chimney breast with cast iron surround fireplace and tiled hearth, panelling to one wall with bedside lighting, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle, drench style hood, separate shower attachment and recessed shelf, low level w.c., chrome heated towel rail, wash hand basin with mixer tap, tiled to ¾ wall height, ceiling spotlights and coving, extractor fan.

DRESSING ROOM

10' 11" x 8' 1" (3.33m x 2.46m) Sash double glazed window to front aspect overlooking driveway with radiator under, range of built-in wardrobes, chest of drawers and open shelving, hanging space, access via extendable ladder to loft space, high level spotlights, mirror to one wall.

OUTSIDE

To the right hand side of the property is access to the inner lobby, external lighting, to the left hand side is fencing with gateway leading to garden. The primary garden is to the southern aspect of the house and wraps round the house to the left hand side, enclosed by brick retaining wall with pedestrian gate and raised terrace leading to kitchen and breakfast room, flowering shrub borders, external lighting, log store, two wooden built garden sheds, to one end of the garden is a manicured hedge, raised decked area with wooden balustrade, external power points.

DETACHED GARDEN OFFICE

14' 10" maximum decreasing to 9' 7" x 12' 6" (4.52m x 3.81m) Coir matted area, wood laminate flooring, double glazed window overlooking garden, ceiling spotlights, work surface with sink unit and hot water tank under, frosted window to side aspect, separate electric consumer box. Separate cloakroom with low level w.c. and sink unit.

DOUBLE GARAGE

19' 5" x 17' 7" (5.92m x 5.36m) Twin up and over doors to front, door from kitchen, high level loft storage, fluorescent tube lighting, power points, windows to side aspect, work bench to one end.

AGENTS NOTES

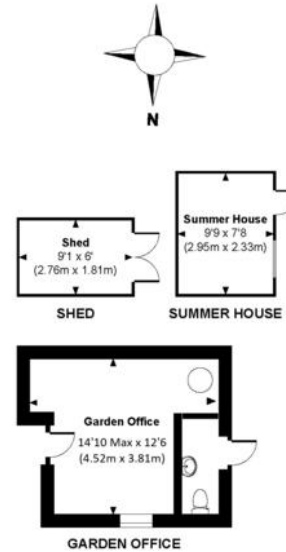
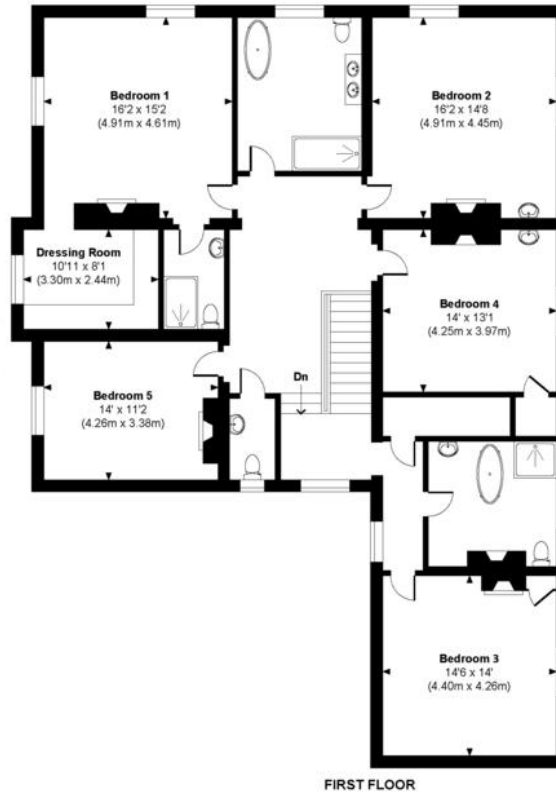
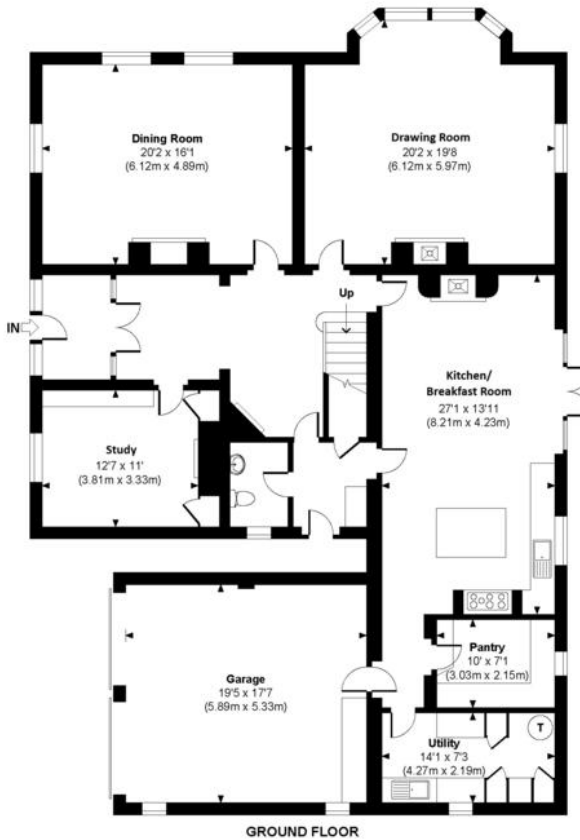
Council Tax Band F – Winchester City Council
Broadband – ADSL/FTTC Fibre Checker (openreach.com)
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK/check-long-term-flood-risk.service.gov.uk))

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.



Chimneys

Approximate Gross Internal Area
 Main House = 3748 Sq Ft / 348.23 Sq M
 Garage = 338 Sq Ft / 31.39 Sq M
 Shed = 54 Sq Ft / 5.00 Sq M
 Summer House = 74 Sq Ft / 6.87 Sq M
 Garden Office = 176 Sq Ft / 16.36 Sq M
Total = 4390 Sq Ft / 407.85 Sq M
 Outbuildings are not shown
 in correct orientation or location.
 Includes areas with restricted room height.



© www.propertyfocus.co | Professional Property Photography & Floorplans
 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	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			

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

