



Wimbourne, Uplands Road, Denmead, Waterlooville,
Hampshire, PO7 6HF

 FINE & COUNTRY

£1,900,000 - Freehold



Features

- A Detached Family Home with 3414 Sq Ft of Living Space
- Four Double Bedrooms, Two En-Suites, Family Shower Room
- Four Reception Rooms
- Kitchen / Breakfast Room, Utility Room

PROPERTY SUMMARY

Set behind a gated entrance, this impressive family home offers approximately 3,414 sq ft of versatile accommodation, complemented by beautifully manicured gardens and over 7.8 acres of paddocks with stabling. Upon entering the welcoming 24' reception hallway the home's light-filled and spacious atmosphere is immediately apparent. The generous sitting room flows seamlessly into the music room, creating an excellent space for both relaxation and entertaining, a well-appointed kitchen/breakfast room opens into a stunning 22' dining room with its

attractive lantern roof provides a wonderful setting for socialising, the garden room leads to the patio via bi-folding doors, the ground floor also benefits from a bedroom with en-suite facilities and a useful utility/boot room. On the first floor, a spacious landing incorporates a study area, family shower room, two large double bedrooms and an impressive principal bedroom suite with a 16' en-suite bathroom/shower room, the suite also benefits from doors opening onto a large roof terrace with impressive countryside views. Externally, the property continues to impress, to the front, there is

ample off-road parking together with a 20' carport, integral garage and a further 32' detached garage/workshop. At the rear of the house is a full-width patio providing the perfect space for outdoor dining and entertaining with steps leading down to the landscaped gardens, swim spa, and dedicated BBQ area. The wow factor is completed by the stunning views across surrounding woodland and open countryside, combined with the extensive paddocks and stabling, this exceptional property is ideal for equestrian enthusiasts and those seeking a lifestyle home with excellent work-from-home opportunities.



ENTRANCE

Brick retaining wall with paved entrance leading to wrought iron twin remote control gates leading to large paved driveway with mature hedge and flowering borders to one side, to the left hand side is access to the garage and front garden.

COVERED CAR PORT

20' 4" x 20' 0" (6.2m x 6.1m) Log store to one side, ceiling lighting, E.V point.

PORCH

Covered porch with lighting, main front door with brushed steel handle and glazed etched panels to either side leading to:

RECEPTION HALL

23' 4" x 10' 8" (7.11m x 3.25m) L Shaped, oak staircase with glazed panels rising to first floor, understairs cupboard, wooden flooring, roll top radiator, window overlooking car port, doors to primary rooms, zoned lighting, oak panelled doors.



SITTING ROOM

20'9" x 15'6" into bay window (6.32m x 4.72m) Wooden flooring with matching architraves and skirting boards, central chimney breast with log burner and granite hearth, double glazed bay window to front aspect overlooking garden with roll top radiators under, double glazed window to side aspect, ceiling coving.

MUSIC ROOM

11'2" x 10'10" (3.4m x 3.3m) Wooden flooring, matching architraves and skirting boards, twin glazed doors leading to drawing room and matching doors to kitchen, acoustic panelling to ceiling and walls with inset lighting, double glazed window to side aspect, range of shelves, wine rack.

KITCHEN

15'11" x 11'11" (4.85m x 3.63m) Comprehensive range of hand crafted units including floor to ceiling built-in cupboards with drawers and shelving, brushed steel T bar handles, inset twin bowl sink unit with drainer to one side, mixer tap and Quooker hot water tap, Fisher and Paykel drawer dishwasher, central space for American style fridge/freezer with cold water supply, to the left hand side is a breakfast pantry cabinet, central island with quartz work surface with cupboards and pan drawers under and breakfast bars to either side, Karndean flooring, dimmer switches, chrome heated towel rail, bracket and wiring for wall mounted T.V., double glazed window to side aspect, recess with free standing electric Aga with three rings induction hob and ovens under, ceiling spotlights, square opening leading to:

DINING ROOM

22'9" x 16'6" (6.93m x 5.03m) Central lantern glass roof, twin double glazed doors leading to hallway, wooden flooring, wooden skirting boards, ceiling spotlights, twin double glazed doors with windows to either side and over leading to side garden with built-in blinds, twin double doors with full height windows to either side leading to sitting room, frosted glazed panelled door leading to inner hallway, controls for central heating.

INNER HALLWAY

Wooden flooring, ceiling spotlights, door to:

GUEST BEDROOM / GYM

16'8" x 14'0" (5.08m x 4.27m) Bi-folding doors leading to composite decking and swim spa pool, two roll top radiators, ceiling spotlights, range of wardrobes to one wall with central 'Murphy' bed, range of drawer units, door to:

EN-SUITE SHOWER / WET ROOM

10'9" x 5'4" (3.28m x 1.63m) Underfloor heating, fully ceramic tiled to floor and walls, large shower area with glazed screen, drench style hood and separate shower attachment, concealed cistern w.c., wall mounted wash basin with wall mounted taps and mirror over, shaver point, double glazed door to side aspect leading to swim spa area, heated towel rail.

GARDEN ROOM

19'8" x 14'8" (5.99m x 4.47m) Wooden flooring, bi-folding double glazed doors to rear aspect overlooking garden with steps leading to down to the garden, far reaching views towards woodland and farmland beyond, bracket and wiring for wall mounted T.V., ceiling spotlights.

UTILITY ROOM / FORMER GARAGE

16'7" x 8'2" (5.05m x 2.49m) Range of floor to ceiling cupboards to one wall with hanging space and shelving, interlinking door leading to garage, space for fridge/freezer, butler style sink with work surface to either side, washing machine point, range of wall cupboards.

GARAGE

17'3" x 9'5" (5.26m x 2.87m) Remote control up and over shutter door, wall mounted gas meter, fluorescent tube lighting, wall mounted boiler supplying domestic hot water and central heating (not tested), range of shelving.

FIRST FLOOR

Landing with study area, wooden flooring, access into loft space, doors to primary rooms, built-in airing cupboard with Heatrae Sadia Megafl boiler and pump system, wooden oak balustrade and panels overlooking hallway.

STUDY AREA

11'1" x 6'10" (3.38m x 2.08m) Double glazed window to side aspect, roll top radiator, matching flooring and skirting boards, range of built-in cupboards to one wall with central shelving and glazed panelled cupboards to either side.

BEDROOM 3

15'11" x 12'0" (4.85m x 3.66m) Measurements taken from approximately 5'0" off floor level with eaves to side ceiling restricting headroom, range of built-in wardrobes with glazed doors, chest of drawers to either side with shelving over, wooden flooring, oak door, double glazed window to front aspect overlooking garden with roll top radiator under, access into storage eaves.

BEDROOM 2

13'2" (15'7") x 12'0" (4.01m x 3.66m) Measurements taken from approximately 5'0" off floor level with eaves to side ceiling restricting headroom, double glazed window to rear aspect overlooking fields and woodland beyond, roll top radiator, comprehensive range of built-in wardrobes/furniture, dimmer switch.

SHOWER ROOM

Fully ceramic tiled to floor and walls, shower cubicle with drench style hood and separate shower attachment, double glazed frosted window to side aspect, concealed cistern w.c. with mirrored medicine cabinet over, ceiling spotlights, rectangular wash hand basin with wall mounted taps and shelf behind, chrome heated towel rail.



PRIMARY BEDROOM (1) SUITE

BEDROOM

21' 8" (23' 4" max) x 11' 7" (18' 3" max) (6.6m x 3.53m) Wooden flooring, range of built-in bedroom furniture including dressing table, central mirror and range of wardrobes, two roll top radiators, double glazed doors with full height panels to either side leading to roof terrace, double glazed window to front aspect.

EN-SUITE BATHROOM / SHOWER ROOM

16' 1" x 5' 10" (4.9m x 1.78m) Corner shower cubicle with drench style hood and separate shower attachment, close coupled w.c., heated towel rail, double glazed frosted window to front aspect with blind, tile wood effect flooring, walk-through to bathroom, double ended panelled bath with central filler and separate shower attachment, fully ceramic tiled to floor and walls, large mirror fronted medicine cabinet with pelmet lighting over, twin Villeroy and Boch sink units with mixer taps and drawers under, matching flooring, double glazed frosted window to front aspect with blind.

DETACHED GARAGE

32' 2" x 10' 6" (9.8m x 3.2m) Remote control up and over door, pitched roof with fluorescent tube lighting, wooden supporting beams, three windows to side aspect overlooking garden, power points.

OUTSIDE

To the front is a lawned garden enclosed by fence panelling with mature shrubs, evergreens and bushes with feature Monkey Puzzle tree, to the left hand side is a wrought iron gate providing access to rear garden, covered car port. To the rear, accessible from the sitting room and guest bedroom is a large raised terrace with brushed steel fenders and glazed panels, lighting, access to swim up pool with Jacuzzi to one end with cover over and composite decking surrounds, central steps leading down to garden.

PRIMARY GARDEN

Laid to lawn with curved paved pathway with feature circular arches with shrubs and bushes to either side, three room garden block stores, BBQ area, at the end of the garden is fencing with gateway to paddocks with separate road access from Uplands Road.

STORE ROOM BLOCK:

STORE 1

10' 10" x 5' 6" (3.3m x 1.68m) Door to front aspect, window to side.

STORE 2

5' 10" x 5' 6" (1.78m x 1.68m) Door to front aspect.

OPEN STORE

7' 0" x 6' 5" (2.13m x 1.96m) Open to front aspect.

STABLE BLOCK

L shaped.

STABLE

11' 7" x 11' 7" (3.53m x 3.53m) Stable door, window to rear aspect.

STABLE

11' 10" x 11' 7" (3.61m x 3.53m) Stable door.

STABLE

19' 5" x 11' 8" (5.92m x 3.56m) Double stable doors.

STORE

11' 11" x 8' 3" (3.63m x 2.51m) Stable door.

HOUSE & GARDEN

0.293 of an acre

LAND

Two large paddocks approx. 7.81 acers (including the access road), with interlinking gateways and stabling, the paddock is accessed by a gated entrance off Uplands Road.

AGENTS NOTES

Council Tax Band G - Winchester City Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

Flood Risk – Refer to - (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.

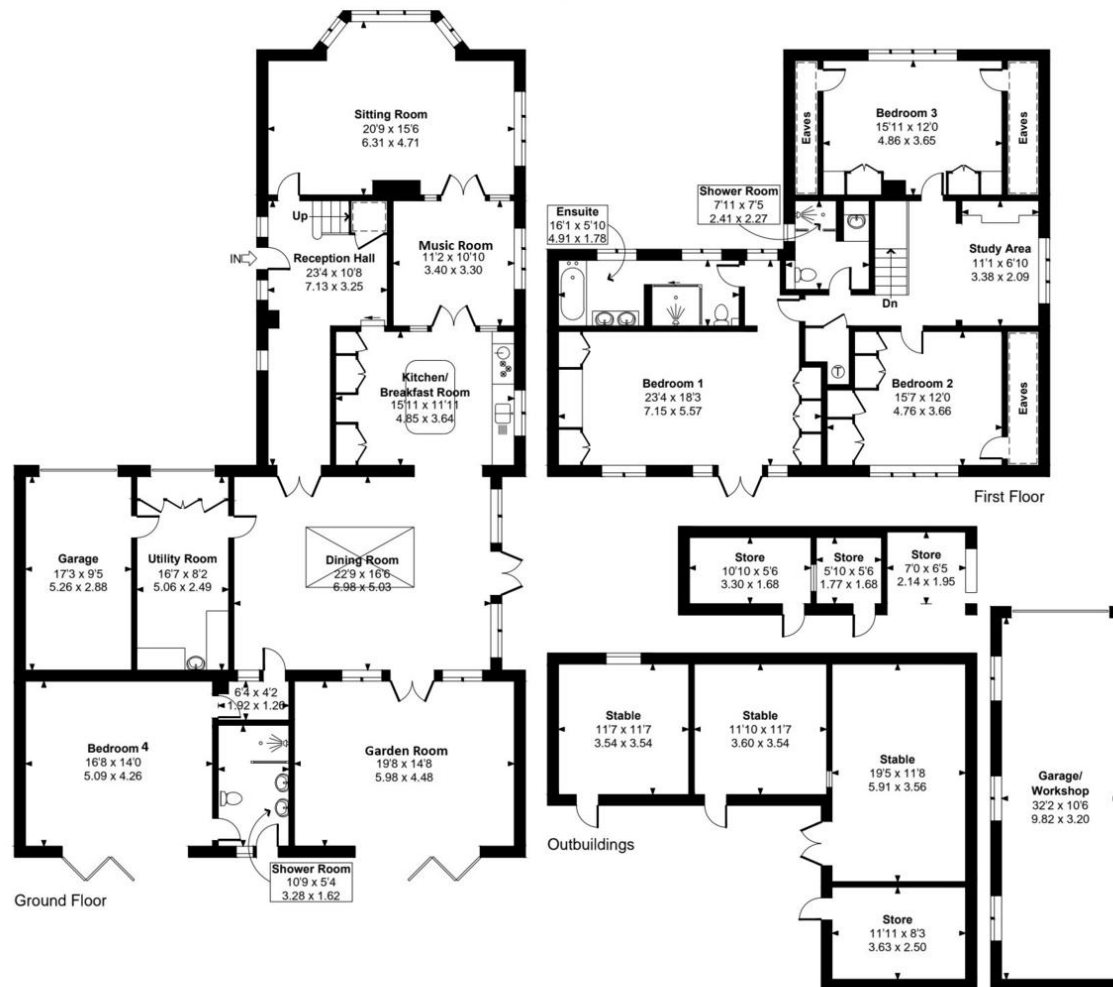


Wimborne, Uplands Road, Denmead, PO7 6HF

Approximate Gross Internal Area = 317.2 sq m / 3414 sq ft

Outbuildings = 102.7 sq m / 1105 sq ft

Total = 419.9 sq m / 4519 sq ft



□ □ Indicates restricted room height less than 1.5m.

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		57	72
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.

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