



Copse Cottage

Broad Lane | Hambledon | Hampshire | PO7 4QS

 FINE & COUNTRY

# STEP INSIDE

Copse Cottage | OIEO £1,400,000 | Freehold

An individual detached family home providing spacious elegance. This home has a light and welcoming air, with generously proportioned rooms that flow easily together providing 3079 Sq Ft of living space. The spacious dining hall with doors to primary rooms sets the tone for a home perfect for entertaining, family gatherings or simply a large family. The accommodation has two primary wings with two separate staircases, three of the four bedrooms have en-suite facilities and the master with a separate dressing room. The ground floor accommodation provides open living space with a morning room, dining hall, drawing room, kitchen / breakfast room, utility and shower room. Copse Cottage is situated between the villages of Denmead and Hambledon in a quiet backwater of only four other detached homes. However, there are local facilities nearby including a community owned local pub and the village of Denmead with its local shopping amenities. If you need to get out for further shopping, entertainment or commuting, the major South Coast cities of Portsmouth and Chichester, with specialist shopping facilities can be reached within approximately 30 minutes. Both Havant and Petersfield railway stations take you to London Waterloo in approximately 1 hour and 20 minutes.

Sitting centrally on a plot which extends 0.85 of an acre with a crescent style driveway, ample car parking and an integral double garage, as well as mature gardens and open aspect views over grazing land and farmland, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Via two separate driveways creating a crescent drive. Directly to the front of the property is a deep lawned area with manicured hedges, mature trees leading to parking facilities for numerous cars and access to the integral garage. To the front of the property is a lawned area with central flower bed, mature tree and fence panelling to one side with gateway leading to rear garden, further shingled parking and driveway. To the left hand side of the property is a woodland area with mature tall trees, further parking and shingled driveway, access to the garage, pathway leading to rear garden, curved path with flowering borders to one side leading to:

**COVERED PORCH:** External security lighting, main front door with frosted glazed panel leading to:

**PORCH:** Tiled flooring, cloaks hanging area and storage shelf, glazed internal door leading to:





**DINING HALL:** 17'5" x 15'5" Wood surround double glazed windows to front aspect with low sill and double radiator under, oak wood flooring, ceiling coving, twin glazed doors leading to drawing room, radiator with cover over, balustrade staircase rising to south east first floor wing, doors to primary rooms, dimmer switch.

**MORNING ROOM / FAMILY ROOM:** 23'2" x 11'0" Double glazed windows to front aspect overlooking garden and driveway with individual panes, low sill with double radiator under, matching oak flooring, external chimney breast with wood surround fireplace and slate hearth with window to one side, ceiling coving.

**Family Room/Study Area:** Matching flooring, double radiator, feature bay window to side aspect overlooking driveway and towards farmland opposite, power points, twin double glazed doors leading to garden, wall lights, glazed panel door leading to:

**KITCHEN /BREAKFAST ROOM:** 21'9" x 16'9 maximum decreasing to 13'2"

**Kitchen Area:** Comprehensive range of cream fronted units with oak work surface, corner storage units, inset butler style twin bowl sink with drawers under and mixer tap, eye level CDA stainless steel fronted microwave with storage cupboards over and shelving to one side, space for free standing American style fridge/freezer with shelving over, integrated dishwasher with matching door, range of drawer units, double

glazed windows to rear aspect overlooking garden, ceiling spotlights, flagstone flooring. Central island with range of drawers and storage units, granite work surface, free standing (Calor Gas) Rangemaster, oak work surface to either side, storage cupboards under with extractor hood fan and light over, dresser style unit with glazed front doors and drawers under with oak work surface and cupboard space under, tall larder units with range of shelving.

**Breakfast Area:** Feature port hole window to side aspect, ceiling spotlights, brushed steel fronted power points, double radiator, twin double glazed wood surround doors leading to rear garden.

**DRAWING ROOM:** 24'8" x 14'9" increasing to 18'1" Feature double glazed wood surround hung bay window to front aspect overlooking driveway and garden with deep sill, double radiator under, twin glazed doors leading to dining hall, dimmer switch, ceiling coving, wall lights, feature surround fireplace with high mantle piece and inset exposed brick inlay with herringbone design and (calor gas) log burner, second double radiator, twin double glazed doors with matching panels to either side leading to rear garden, glazed panelled door leading to:

**INNER HALLWAY:** 12'8" x 5'9" Door to garage, range of built-in bookshelves, radiator with cover over, feature port hole window to front aspect, ceiling spotlight, balustrade staircase leading to north west wing, door to:







**SHOWER ROOM:** Fully ceramic tiled shower cubicle with panelled door and Mira shower, low level w.c., pedestal wash hand basin with mixer tap, tongue and grooved panelling to half wall level with dado rail over, travertine stone flooring, double glazed wood surround window to rear aspect, radiator, ceiling spotlights, door to:

**UTILITY ROOM:** 9'1" x 4'9" Door leading to rear garden with window to one side, ceramic tiled flooring, wall mounted butler sink, tongue and grooved panelling to dado rail level with dado rail over, radiator, work surface with shelving over, space and plumbing for washing machine and tumble dryer under, spotlights.

**FIRST FLOOR:** Primary landing on southeast wing with balustrade, access to loft space, radiator, double glazed wood surround window to front aspect overlooking driveway and fields opposite.

**BEDROOM 2:** 14'6" decreasing to 12'2" x 11'0" to front of built in wardrobes. Twin built in wardrobes measuring approximately 2' in depth with hanging space and shelving with central doorway leading to en-suite, ceiling coving, panelled door, double radiator, feature double glazed wood surround oriel bay window to side aspect with views over grazing land and fields, double glazed windows to front aspect with similar views.

**EN-SUITE BATHROOM:** 8'0" x 5'7" Tongue and grooved panelling to dado rail level with dado rail over, white suite comprising panelled bath with telephone style mixer tap and shower attachment, low level w.c., vanity unit with oval wash hand basin and cupboards under, radiator, double glazed wood surround window to rear aspect overlooking garden and woodland, shaver point, ceiling spotlight.





**BEDROOM 3:** 13'10" x 10'0" Double glazed wood surround window to rear aspect overlooking balcony and rear garden towards woodland, double glazed wood surround door to roof terrace/balcony, double radiator.

**EN-SUITE BATHROOM:** 8'0" x 6'0" Free standing double ended bath with central mixer tap and separate shower attachment, ceramic tiled floor, tiled splashbacks, double glazed wood surround window to rear aspect overlooking balcony, heated towel rail, close coupled w.c., vanity unit with granite surface and circular wash hand basin with mixer tap and cupboard space under, shelf, wall lights, panelled door, ceiling spotlight.

**BEDROOM 1 SUITE:** 18'0" x 15'4" measurements taken from approximately 2'10" off floor level with slight eaves to ceiling restricting headroom. Double glazed wood surround dormer window to front aspect with outstanding views over woodland and grazing ground opposite, skylight window to rear, exposed and painted beams, spotlights, wall lights, two radiators with shelving over, built in storage cupboard, access into storage eaves. Measurements do not include passageway leading to bedroom/dressing room, further arched opening to one end of master bedroom leading to en-suite shower facilities. (The master bedroom has the facility to inter-link with southeast and northwest wings, however there is a separate staircase access to the northwest wing).

**DRESSING ROOM / BEDROOM:** 10'11" x 7'0" Comprehensive range of built in wardrobes with hanging space and shelving, chest of drawers, vanity unit with bookshelf over and high-level storage, double glazed wood surround window to front aspect overlooking driveway and grazing land opposite, radiator, ceiling spotlight, glazed panelled door.

**EN-SUITE SHOWER AREA:** Ceramic tiled floor, door to bathroom. Shower Area: with fully ceramic tiled shower cubicle, extractor fan, glazed panelled door, door leading to northwest wing.

**BATHROOM:** White suite comprising roll top claw footed bath with telephone style chrome mixer tap and shower attachment, close coupled w.c., vanity unit with oval wash hand basin, with drawers under, shaver point, ceiling spotlights, radiator, laminate wood effect flooring, double glazed wood surround window to rear aspect overlooking garden and woodland beyond.





**NORTH WEST WING:** Staircase leading from ground floor with raised shelf, Velux skylight window to landing.

**BEDROOM 4:** 15'7" x 12'6" decreasing to 10'1" at narrowest point. Measurements taken from approximately 3'4" off floor level with slight eaves to ceiling restricting headroom. Access to storage eaves, Velux windows to both front and rear aspect with views over the garden and driveway respectively, double radiator, vanity unit with oval wash hand basin, cupboard space under, ceiling spotlight, beamed ceiling.

**OUTSIDE:** To the front of the property is a lawned area leading to a mature hedge and shrubbed area with trees, two separate driveways interlinking via a crescent. To the left side of the property are large trees and woodland with side pedestrian access. To the right-hand side of the property is a turning and parking area with mature trees, woodland and shrubs, pathway leading to main front door and to the right-hand side of the property.

To the rear of the property is a full width flagstone patio accessible from the family room, drawing room and kitchen / breakfast room. External (oil) boiler supplying domestic hot water and central heating (not tested). Pedestrian door to garage. From the terrace is a shingled seating area and curved pathway leading to the rear of the triple ponds with rockery to either side, behind the trellis fencing is a paved area, currently arranged with hot tub (by negotiation) enclosed by fencing and mature shrubs. The rear garden extends approximately ½ acre and is primarily laid to lawn with flower and shrub borders, evergreens, bushes, mature trees and plants. To the left-hand side of the property, accessed via a shingle driveway is a shielded area with trellis fencing, providing storage for gas canisters and bin store, wooden built garden shed and shielded by trellis is the oil tank, access to woodland.

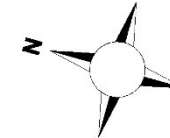
**GARAGE:** 17'7" increasing to 23'2" x 15'10" Remote control roller panelled up and over door, fluorescent tube lighting, door to hallway of northwest wing, recessed area with work bench, window to rear aspect and door leading to outside, electric lighting and power points.



# Copse Cottage

Approximate Gross Internal Area  
Main House = 2771 Sq Ft / 257.44 Sq M  
Garage = 308 Sq Ft / 28.62 Sq M  
Total = 3079 Sq Ft / 286.06 Sq M  
Includes areas with restricted room height.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 76                      |
| (55-68) <b>D</b>                            | 58      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
| www.epc4u.com                               |         |                         |



TO FIND THE PROPERTY: From Waterlooville proceed along the B2150 Hambledon Road, through the village of Denmead towards Hambledon, on proceeding out of the west side of the village turn left into Uplands Road, at the cross-roads junction bear right into Broad Lane where Copse Cottage can be found immediately on the right hand side and there are five properties in Broad Lane.

## AGENTS NOTES:

Council Tax Band F – Winchester City Council

Broadband – ADSL/FTTC

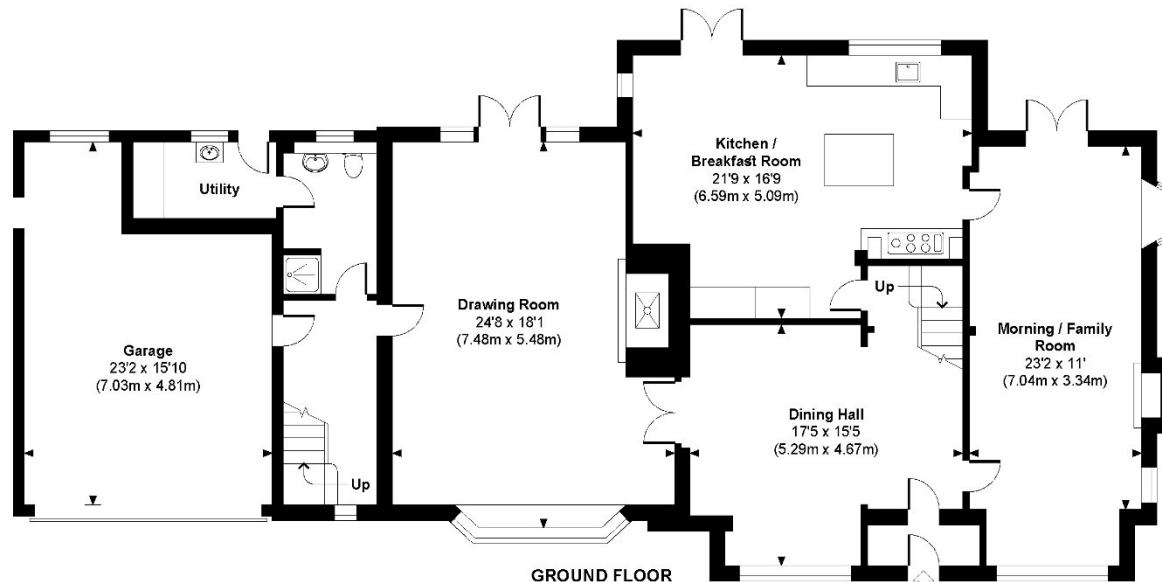
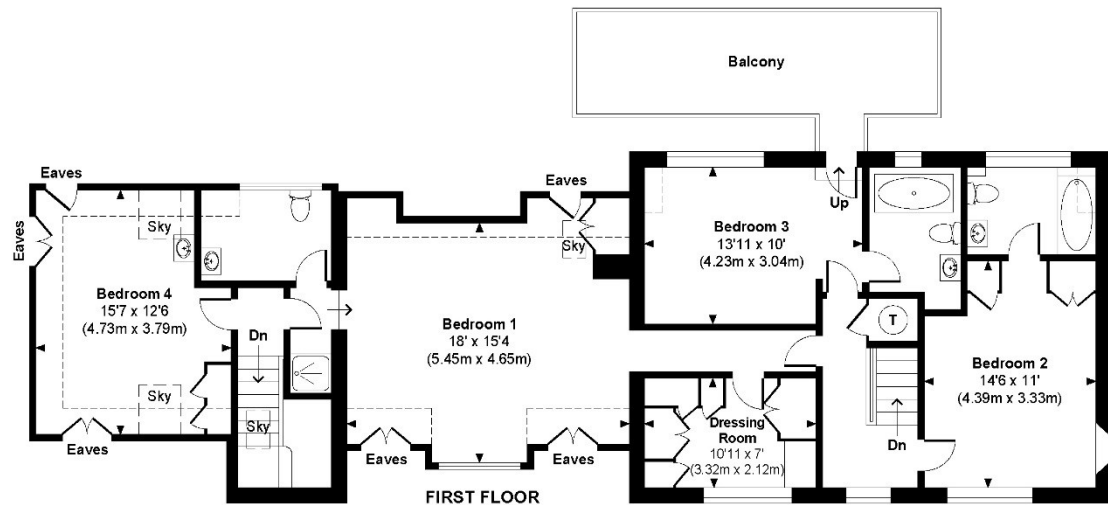
[Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#))



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Indicates restricted room height less than 1.5m.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they mustnot be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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