



27b Queens Road | Waterlooville | Hampshire | PO7 7SB

 FINE & COUNTRY

£900,000 - Freehold



Features

- A Modern Detached Family Home in Tree Lined Cul-De-Sac
- Five Bedrooms, Three En-Suites & Bathroom
- Three Reception Rooms
- 25' Kitchen/Breakfast Room

PROPERTY SUMMARY

Located in one of Waterloo's most desirable, tree-lined roads is a striking detached family home tucked away behind a private driveway. Kingswood House is one of three 'Eco' homes which have been thoughtfully crafted to blend seamlessly into the surrounding woodland setting, offering exceptional privacy and tranquillity. Arranged over two spacious floors and extending to 3123 sq ft the house provides an impressive level of

versatile accommodation including five bedrooms, three en-suites, family bathroom, three reception rooms, cloakroom, 25' kitchen/breakfast room complemented by a separate utility room. Additional features to the home include a double garage with gym area, a large barn style covered carport and enclosed mature garden with patio area perfect for entertaining. The stunning house is ideally suited for the growing family seeking space, seclusion and a high standard of eco-conscious

designed living. Whilst being surrounded by mature trees, the plot provides a private environment while remaining conveniently close to local amenities, public transport and commutable road links along with woodland walks through The Queen's Inclosure nearby. Early viewing is strongly recommended to appreciate the quality of the accommodation and the peaceful woodland location.



ENTRANCE

Towards the western end of Queens Road bear left into a private shingled driveway with brick retaining wall on the left hand side and fencing to the right, on reaching the bend bear right at the fork in the road to a private driveway for 27a & 27b. To the right hand side of the driveway is a pillared fenced off area with rope balustrade, wooden built shed, log store and covered barn style car port with parking for two cars. To the left hand side of the house is a lawn with pond, side pedestrian access, meter cupboards, car parking to the front of the right hand garage with paving and lawn to the other, paved area wraps to the front of the house and front door, curved brick pillar and covered porch, main front door leading to:

HALLWAY

Luxury wood effect laminate flooring, radiator, balustrade staircase rising to first floor with understairs storage cupboard, door to primary rooms.

SITTING ROOM

19' 7" x 12' 8" (5.97m x 3.86m) Double glazed window to front aspect overlooking driveway with radiator under, bracket and wiring for wall mounted TV, surround fireplace with open fire (not tested), double glazed doors with full height windows to either side leading to covered patio area.



STUDY

8' 7" x 6' 11" (2.62m x 2.13m) Double glazed window to front aspect overlooking driveway, granite surface with range of cupboards over and under, luxury wood effect laminate flooring, ceiling spotlights, radiator.

DINING ROOM

12' 0" x 10' 2" (12'0" max) (3.66m x 3.1m) Matching flooring, panelling to dado rail level with rail over, double glazed windows to front and side aspects overlooking driveway, radiator with cover over.

CLOAKROOM

Concealed cistern w.c. with shelf over, mirror doored medicine cabinet, chrome heated towel rail, matching flooring, wash hand basin with mixer tap and tiled splashback, extractor fan, ceiling spotlights.

KITCHEN/BREAKFAST ROOM

25' 1" x 9' 4" (10'8" max) (7.65m x 2.84m) Breakfast area: bracket and wiring for wall mounted TV, radiator, twin double glazed doors with full height windows to either side leading to rear garden, peninsular style divide leading to:

Kitchen: Comprehensive range of soft close wall and floor units with granite work surface, inset four ring Bosch induction hob, pop-up extractor fan, range of drawer units, double glazed windows to rear aspect overlooking garden, inset 1½ bowl sink unit with mixer tap drainer to one side, water softener, bin drawer, eye-level Miele coffee maker with Bosch microwave under, Bosch double oven and grill with storage cupboards over and under with shelving to one side, integrated fridge with matching door, ceiling spotlights, matching luxury wood effect laminate flooring, radiator, door to:

UTILITY ROOM

7' 9" x 6' 4" (2.36m x 1.93m) Range of wall and floor units with granite work surface, inset stainless steel sink unit with mixer tap and granite drainer to one side, integrated dishwasher with matching door, range of drawer units, ceramic tiled surrounds, extractor fan, ceiling spotlights, integrated tall freezer with matching door, radiator, door to:



INTEGRAL GARAGE

18' 6" x 17' 1" (5.64m x 5.21m) (Currently used as a gym) Twin remote controlled roller doors, ceiling spotlights, mirrors all walls, gym flooring, double glazed frosted window to side aspect with shelf under, range of larder style storage cupboards with surface to one side, washing machine point, double glazed frosted window to rear aspect, door to:

BOILER CUPBOARD

Wall mounted boiler supplying domestic hot water and central heating (not tested), pump system for rain water harvester located in garden and grey water usage for toilets, further surface with storage cupboards over and under.

FIRST FLOOR

Landing with balustrade, access to loft space, ceiling spotlights, smoke alarm, two radiators, doors to primary rooms, window to front aspect, built-in airing cupboard housing hot water cylinder.

PRIMARY BEDROOM SUITE

Comprising passageway with door to en-suite and opening to:

BEDROOM 1

19' 7" x 12' 8" (31'6" max) (5.97m x 3.86m) Feature vaulted ceiling with skylight windows, double glazed twin doors leading to Juliette balcony overlooking garden with shutters to either side, bracket for wall mounted T.V, radiator, built-in mirror sliding doored wardrobe to one wall with hanging space and shelving.

EN-SUITE SHOWER ROOM

9' 4" x 8' 11" (2.84m x 2.72m) Large shower area with floor drain away, wall mounted controls with drench style hood and separate shower attachment, close coupled w.c., double glazed frosted window to front aspect, tiled flooring, vanity unit with twin oval wash hand basins with mixer taps and drawers under, storage cabinet with lighting over, further dressing table area with drawers under and high level cupboards and lighting over.

BEDROOM 2

12' 0" x 13' 3" (3.66m x 4.04m) Dual aspect double glazed windows to side and rear overlooking driveway, built-in wardrobe with hanging rail and automated lighting, radiator, ceiling spotlights, door to:

EN-SUITE SHOWER ROOM

Corner shower cubicle with curved panelled doors, heated towel rail, concealed cistern w.c. with shelf over, mirror fronted medicine cabinet, wall mounted sink unit with mixer tap, double glazed frosted window, ceramic tiled to half wall level on three walls, wood laminate flooring.

BEDROOM 5

11' 9" x 10' 9" (3.58m x 3.28m) Double glazed window to rear aspect overlooking garden with radiator under, ceiling spotlights.

BEDROOM 4

10' 9" x 10' 7" (3.28m x 3.23m) Double glazed window to rear aspect overlooking garden with radiator under, built-in double doored wardrobe to one wall with hanging space and shelving.

FAMILY BATHROOM

White suite comprising: P shaped panelled bath with curved shower screen over, mixer tap and separate shower, chrome heated towel rail, double glazed window to rear aspect, concealed cistern w.c. with shelf over, wash hand basin with mixer tap, mirror fronted medicine cabinet, shaver point.

BEDROOM 3

13' 8" x 13' 6" (4.17m x 4.11m) Double glazed window to front aspect with radiator under, built-in wardrobe with hanging space, shelving and automated light, ceiling spotlights, slight eaves to side ceiling restricting headroom, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled corner shower cubicle with curved panelled doors, ceiling spotlights, mirror fronted medicine cabinet, ceramic tiled surrounds, dormer double glazed window to rear aspect with slight eaves to ceiling restricting headroom, wash hand basin with mixer tap, concealed cistern w.c. with shelf over, chrome heated towel rail, wood laminate flooring.

OUTSIDE

To the rear accessible from the kitchen/breakfast room is a large patio wrapping round to the side of the house, side pedestrian gate leading to front garden, cold water taps, the garden is enclosed by fence panelling with range of mature shrubs, evergreens and bushes, picket style fencing area leading to sunken garden, to the right hand side of the house is a wooden built garden shed, covered patio area with spotlights (currently used for cats cage).

AGENTS NOTES

Council Tax Band G - Havant Borough Council

Broadband – ADSL/FTTC/FTTP 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.

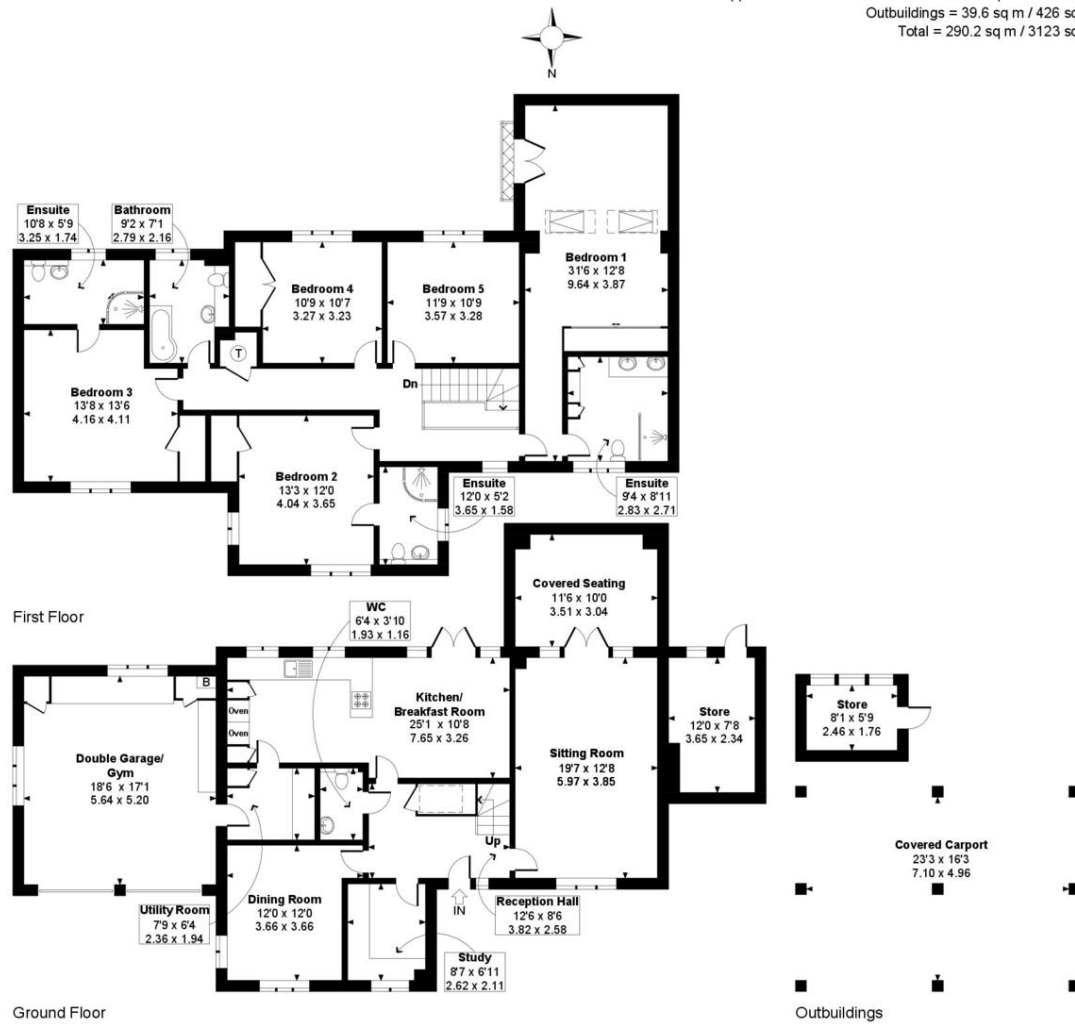


Kingswood House, 27b Queens Road, Waterlooville, PO7 7SB

Approximate Gross Internal Area = 250.6 sq m / 2697 sq ft

Outbuildings = 39.6 sq m / 426 sq ft

Total = 290.2 sq m / 3123 sq ft



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	80	83
(55-68)	D		
(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

FINE & COUNTRY