



Westview

44 Downhouse Road | Catherington | PO8 0TX

FINE & COUNTRY

Step inside

Westview

'Westview' is an individually designed and built, detached family home which is situated in an elevated location overlooking fields and hillside opposite. The deceptively spacious accommodation which offers over 2,396.88 sq ft of living space is arranged over two primary floors and comprises; hallway, 18' drawing room, utility room, cloakroom, large fitted kitchen, dining room and sitting room on the ground floor with four double bedrooms, the master having an en-suite, shower room and family bathroom on the first floor. The grounds extend approximately 0.35 of an acre with the house being set back from the road by approximately 125' of driveway and gardens. The rear garden has been professionally landscaped to incorporate a lower terrace leading to a raised terrace with a heated swimming pool and a variety of outbuildings including changing room facilities and a pump house, accesses via an attractive opening are steps to a lawned rear garden enclosed on all sides. Sitting proudly in an elevated position with built-in bedroom furniture, no forward chain, gas fired central heating, extensive car parking and garage facilities and being located in semi-rural surroundings, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE:

To the front of the property is a lowered kerb leading to curved brick wall with pillars and gateway leading to garden, the garden is approximately 40' in width x 125' to the front of the house. Brick paviour driveway with lawned areas to either side and mature hedge on one side and brick retaining wall on the other, leading to 'T' shaped car parking area, detached garage block and further parking with pathway to the left hand side of the property leading to an arched gateway and rear garden, directly to the front of the bay window is a lawned area with slate chippings and mature shrubs, further lawn with circular flower bed and slate chippings, steps lead to covered porch with external lighting and main front door with brass furniture and glazed panel to one side, leading to:

HALLWAY:

Doors to primary rooms, ceiling coving, alarm panel, central heating control switch, radiator, borrowed light window to sitting room, exposed brick wall with staircase to one side and balustrade rising to first floor.





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DRAWING ROOM:

18'7" x 14'10" Bay window to front aspect overlooking driveway with views towards fields and hillside opposite, window to side aspect, power points, wall lights, ceiling coving, radiator; central chimney breast with fire surround, marble inlay and hearth with living flame coal effect gas fire (not tested), panelled door.

UTILITY ROOM:

10'1" x 9'10" Window to side aspect, fully ceramic tiled to floor and walls, range of wood fronted wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboard space under; washing machine and condensing tumble dryer; two tall larder style cupboards and work surface, ceiling coving, built-in double doored airing cupboard housing wall mounted boiler supplying domestic hot water and central heating (not tested) and electric consumer box, power points.

CLOAKROOM:

Concealed cistern w.c with twin flush, ceramic tiled to walls, wash hand basin with mixer tap and cupboard space under; wall light, extractor fan.

DINING ROOM:

18'0" x 10'3" Full height windows with central twin doors leading to rear garden, ceiling coving, radiator; power points, door to kitchen, balustrade with steps leading down to:

SITTING ROOM:

18'1" into bay window x 12'0" Bay window to front aspect overlooking driveway with far reaching views towards fields and hillside opposite, exposed brick to one wall with central fireplace with matching hearth and living flame coal effect gas fire, power points, radiator:

KITCHEN:

14'0" x 14'4" maximum decreasing to 10'0" at narrowest point. Comprehensive range of wood fronted wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboard space under; range of storage units, cupboard with dishwasher; integrated fridge with matching door; vinyl tile effect flooring, inset 'Zanussi' hob with extractor hood, fan and light over and oven under; pelmet fan heater; wine rack, dresser style unit with twin glazed doors to upper section and drawers under with central book shelving and drawers and storage cupboards under; ceramic tiled surrounds, power points, ceiling spotlights, stable style door leading to rear garden with window to one side overlooking garden with swimming pool.





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FIRST FLOOR:

Landing with balustrade, access to loft space, ceiling coving, radiator; twin windows to side aspect, power points.

BEDROOM 1:

15'0" x 11'7" Measurements do not include recessed area for door opening with window to side aspect, ceiling spotlights, coving, power points,. Primary Bedroom Area: Comprehensive range of 'Hammonds' built-in bedroom furniture with antique pine finish, comprehensive range of wardrobes, storage cupboards and drawers, vanity unit with cupboard space and drawers, bedside cabinets, high level storage units and display shelving, radiator; ceiling coving, window to front aspect with views over fields and hillside opposite, door to:

EN-SUITE SHOWER ROOM:

Fully ceramic tiled to walls with vinyl tiled flooring, textured ceiling, spotlights, chrome heated towel rail, corner shower cubicle with 'Mira' shower and curved door; bidet, low level w.c., vanity unit with oval wash hand basin and cupboard space under; window to side aspect, towel rail.

BEDROOM 4:

11'1" x 10'0" Comprehensive range of 'Hammonds' built-in bedroom furniture including wardrobes, storage cupboards and chest of drawers, vanity unit with mirror over and chest of drawers to either side, bedside split-level chest of drawer style cabinets, ceiling coving, window to side aspect, radiator; power points.

FAMILY BATHROOM:

Suite comprising; panelled bath with wooden panel and tiled shelf to one end, vanity unit with oval wash hand basin and cupboard space under; low level w.c, corner shower cubicle with panelled door and 'Mira' shower; frosted windows to rear aspect, fully ceramic tiled to walls, vinyl flooring, chrome heated towel rail, panelled door.

BEDROOM 3:

12'1" x 9'3" measurements taken to front of built-in wardrobe with comprehensive range of wardrobes to one wall measuring approximately 2' in depth with hanging space and shelving, bedside cabinets, vanity unit with drawers under and mirror over; window to rear aspect overlooking garden, swimming pool and land, radiator; power points, three doors providing access to airing cupboard, measuring approximately 3' in depth x 6'2" with range of shelving and pipework.

BEDROOM 2:

14'9" x 10'0" measurements to front of built-in wardrobes. Range of 'Hammonds' built-in wardrobes and shelving to one wall measuring approximately 1'5" in depth with low level drawers, central wardrobes and high level storage with book shelving to one side, matching bed side cabinets, corner wardrobes, one with glazed panelled door; hanging space and shelving, vanity unit with drawers under and mirror over; radiator; power points, ceiling coving, glazed patio door leading to balcony with views over fields and hillside opposite, metal railings.





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OUTSIDE:

To the front is a brick retaining wall leading to a curved entrance and gateway, brick paviour driveway with off road car parking for numerous cars, turning area and parking, access to garage, lawned garden areas and side pedestrian access.

Directly to the rear, accessible from the dining room and kitchen is a patio area with external lighting, side pedestrian gateway, external meter cupboard, brick retaining wall with central step leading to raised lawned area with slope to one side, stone patio area leading to swimming pool with large patio to one side with covered veranda, cold outside water tap, leading to storage and utility shed, rendered and painted wall to the other side. From this patio area are further central steps with brick retaining wall, rendered and painted with feature pergola and vine over, leading to primary garden which is laid to lawn and enclosed by mature hedge and fencing, wooden built garden shed, raised patio area, mature shrubs, evergreens and bushes.

OUTBUILDINGS:

CLOAKROOM:

'Sani-flo' system w.c., wall mounted wash hand basin.

GARDEN STORE:

11'5" x 4'0" Electric light, window, door.

BOILER / PUMP ROOM:

7'2" x 4'3" 'Ideal Logic' wall mounted boiler with heating system for swimming pool with further pump and filtration system for swimming pool with manifolds.

CHANGING ROOM:

12'8" x 4'3" Electric lighting and power, shelf and hanging space.

SWIMMING POOL:

35'0" x 18'0" measurements do not include Roman end with steps leading down to deepest point of 7'6" with mosaic tiles depicting dolphins.

DETACHED GARAGE:

18'9" x 18'4" Twin up and over doors, RSJ roof supports, range of shelving, window to rear aspect, work surfaces with storage cupboards over, side pedestrian door, separate electric consumer box, electric lighting, power points.

TO FIND THE PROPERTY:

Travelling along the A3(M) in a northerly direction take the exit off at Junction 2 bear left into Dell Piece West, continue to the traffic light junction with Portsmouth Road (old A3), proceed straight across into Catherington Lane, continue past Catherington Infant School, the Church and Vicarage on the right hand side, continue into Catherington Hill bear right at the bottom into Downhouse Road where 'Westview' can be found a short distance along on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	55	71
England, Scotland & Wales		
EU Directive 2002/91/EC		



GARAGE
325.51 SQ FT / 30.24 SQ M

GROUND FLOOR
1154.25 SQ FT / 107.23 SQ M

FIRST FLOOR
917.12 SQ FT / 85.20 SQ M

APPROX. GROSS INTERNAL FLOOR AREA 2396.88 SQ FT / 222.67 SQ M

This floor plan is for identification purposes only. Not drawn to scale, unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions,
shapes & compass bearings before making any decisions reliant upon them. www.agencyservice.co.uk

Services: Main gas, electricity and water:
East Hampshire District Council: Band E
Post Code: PO8 0TX

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not 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. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB copyright © 2016 Fine & Country Ltd. Printed 12.04.2016

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