

Guide Price £625,000

Mill Road,

Denmead, PO7 6PA

PROPERTY SUMMARY

NON ESTATE 5 BEDROOM DETACHED BUNGALOW WITH 2 BATHROOMS AND ANNEXE POTENTIAL! We are delighted to offer for sale this deceptively spacious non estate bungalow in the highly regarded village of Denmead. We believe that this property is ideal for growing families or those looking to provide annexe accommodation and internal viewings are very strongly advised. There is an abundance of spacious rooms in this versatile and well presented property which is all at ground floor level and really needs to be seen internally to be fully appreciated. Other benefits include a fabulous open plan kitchen/diner with bi-fold doors to the garden, 2 bathroom suites, a separate W.C, a games room/annexe and an office/bedroom. The rear garden is well maintained and at the front there is parking for multiple vehicles. Properties with this amount of space and in this location rarely become available so to avoid disappointment contact us today!





ENTRANCE HALL Door to front aspect, 2 radiators, meter cupboard, access to loft, doors to:

MASTER BEDROOM 16' 01" x 13' 6" (4.83m x 4.11m) Window to front aspect, radiator, spot lighting, door to:

EN-SUITE 9' 10" x 5' 9" (3m x 1.75m) Window to side aspect, heated towel rail, shower cubicle, hand wash basin with vanity surround, W.C, tiled flooring, spot lighting.

BEDROOM 2 12' 8" max x 12' 8" (3.86m x 3.86m) Window to side aspect, radiator.

BEDROOM 3 12' 9" x 9' 7" (3.89m x 2.92m) Window to side aspect, radiator.

BEDROOM 4 14' 8" x 8' 2" (4.47m x 2.49m) Window to side aspect, radiator.

BATHROOM 9' 9" x 9' 6" (4.47m x 2.49m) Twin windows to side aspect, floor to ceiling mirror fronted radiator, free standing bath, double shower cubicle, W.C, twin handwash basins with vanity surround and cupboards under, wall mounted electric light mirror, fully tiled floor and surround, extractor, spot lighting.

WALK IN WARDROBE 9' x 7' 2" (2.74m x 2.18m) Wall mounted boiler, door to:

OFFICE/BEDROOM 5 10' 11" x 8' 6" (3.33m x 2.59m) Window to front aspect, radiator.

LOUNGE 19' 6" x 16' (5.94m x 4.88m) Window to side and rear aspects, 2 radiators, spot lighting, entrance to:

GYM/ANNEXE 15' 10" x 13' 6" (4.83m x 4.11m) Window to side aspect, fitted wardrobes/storage, door to:

WC Window to side, W.C, hand wash basin.

KITCHEN/DINER 22' 6" x 14' 10" (6.86m x 4.52m) Bi-fold doors to rear garden door to utility room, radiator, fully fitted kitchen with range of cupboards, units and work surfaces, inset sink unit with mixer tap, centre island with breakfast bar, space for 'Range' style cooker and extractor over, space for 'American' style fridge freezer, integrated dishwasher, tiled flooring, spot lighting.

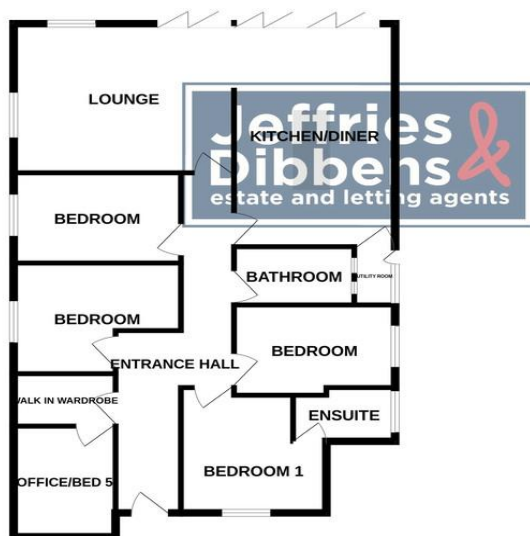
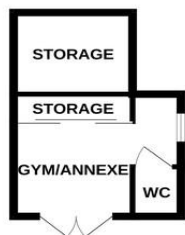
UTILITY ROOM 12' x 4' 5" (3.66m x 1.35m) Windows and door to side aspect, work surface with inset sink unit and cupboards under, plumbing for washing machine, space for tumble dryer.

OUTSIDE Front - Large parking area for several vehicles, side access to rear garden, EV charging point, gated side access, shrubs and plants.

REAR GARDEN Mostly laid to lawn with patio area, fully enclosed rear patio area with brick built BBQ, side patio with space and power for hot tub, assortment of plants and shrubs, outside lighting.

WORKSHOP & STORE ROOM Located to the rear of the gym with opening doors onto rear garden and potential to be added to annexe.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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