

THE
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HOUSE
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UPLANDS ROAD
DENMEAD



**UPLANDS ROAD
DENMEAD
HAMPSHIRE**

Just moments away from The South Downs National Park, this substantial five bedroom property which has been extensively yet sympathetically extended by the current owners, is enviably located within a sought-after location with the benefit of a superb countryside outlook to the rear.

ACCOMMODATION

5 Bedrooms, 3 Bathrooms (2 ensembles), Large Kitchen/Breakfast Room, Sitting Room, Study, Family Room, Dining Room, Snug, Sunroom, Conservatory, Utility, Cloakroom, Store, Garage, Summer House

The Country House Company

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Description

This substantial, well presented detached family home is situated within one of the most sought after addresses within Denmead and benefits from superb views over countryside to the rear of the house.

This unique home has been significantly extended and improved by the current owners and offers just over 3,000 sq. ft. of well-presented light and spacious, versatile, living space.

On the ground floor is a welcoming entrance hall, a large well fitted, kitchen/breakfast room with ESSE (Aga style cooker) and a dining room with doors to the part glazed sunroom.

There is a sizeable sitting room with attractive fireplace with log burning stove and doors to the garden and a dual aspect family room also with an open fireplace. A cosy snug links to the conservatory whilst a utility cloakroom and store complete the accommodation on the ground floor.

On the first floor is the principal bedroom with ensuite bathroom, a separate shower room and dressing area. There is a guest bedroom with an ensuite shower room and two further bedrooms.

Accessed from a separate staircase is a further bedroom which has been used historically as a study/office.

The garage is integrated and offers the potential for conversion to annexe or additional accommodation if required (subject to any necessary consents).

Outside

The property is approached via a horseshoe driveway which provides ample parking and turning space.

The grounds are a particular feature with sun terrace and decking area adjacent to the rear of the house providing an excellent area for outdoor dining or entertaining.

Steps descend to a large area of lawn interspersed with mature planting. There is a well-built summer house, two sheds and a further area of patio towards the end boundary which overlooks fields.

Situation

Uplands Road is located within a semi-rural environment approximately 1 mile from Denmead centre with amenities to include shops, eateries, public houses and schools.

The pretty village of Hambledon is also close by with a tea room, a school, a public house and store.

There are excellent road and rail links within easy access to include the A3 and train services to London from Petersfield, Winchester and more locally Havant.

For leisure pursuits the surrounding countryside and South Downs National Park offers an abundance of footpaths and bridleways.

Services: Mains electricity, water, gas, and drainage

Broadband: FTTC

Local Authority: Winchester City Council

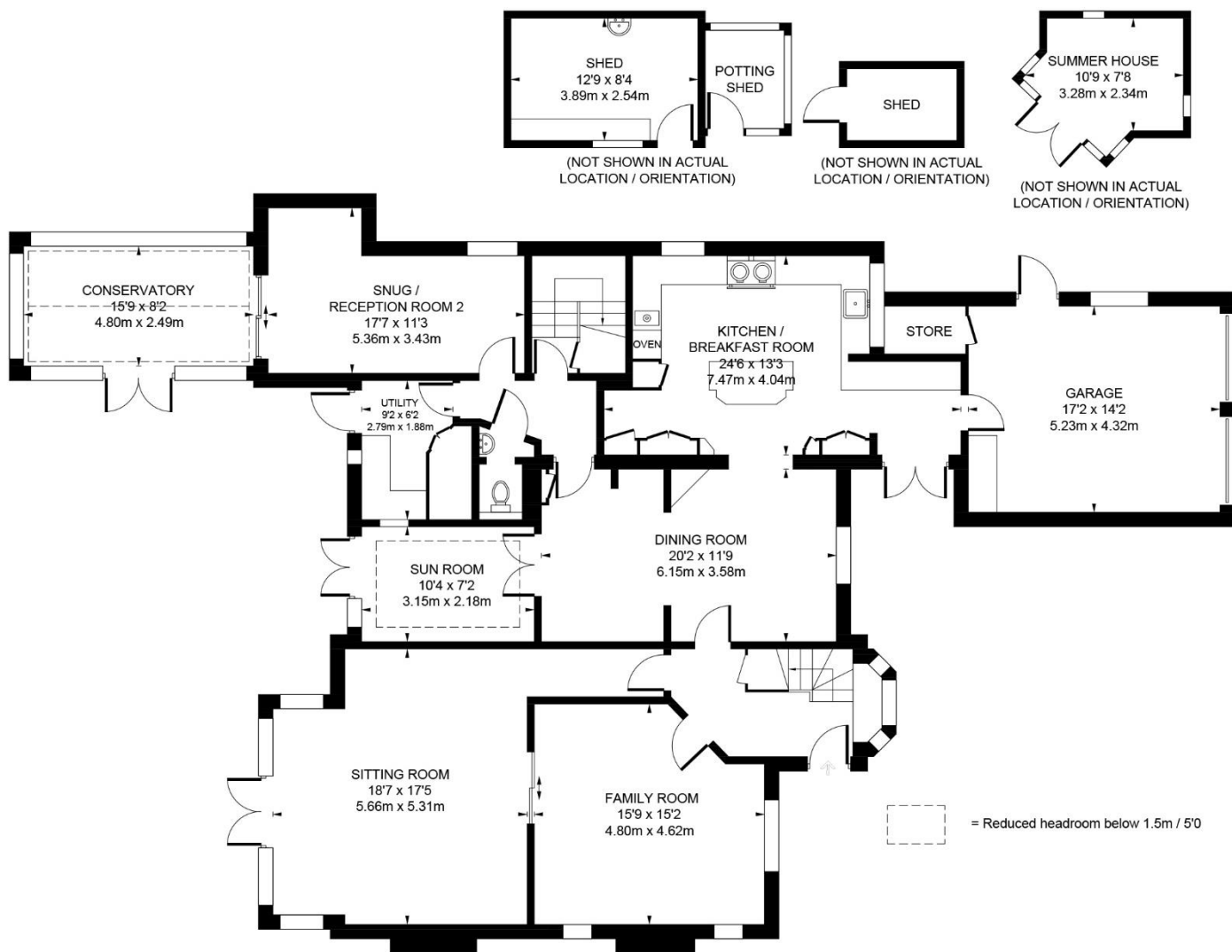
Tax Band: G **EPC:** D

Tenure and Possession: The property is offered for sale Freehold.

Viewing: Strictly by appointment with The Country House Company. Tel; 02392 633026

Email:sales@countryhousecompany.co.uk



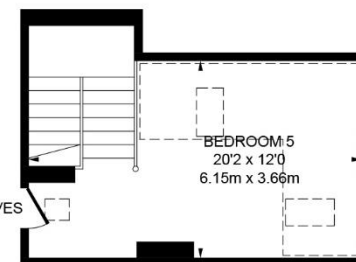


GROUND FLOOR
APPROX. FLOOR
AREA 2096 SQ.FT
(194.7 SQ.M)

TOTAL APPROX. FLOOR AREA 3169 SQ.FT (294.4 SQ.M)
OUTBUILDINGS 259 SQ.FT (24.1 SQ.M)
TOTAL 3428 SQ.FT (318.5 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

(ID 1016734)



FIRST FLOOR
APPROX. FLOOR
AREA 255 SQ.FT
(23.7 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 818 SQ.FT
(76.00 SQ.M)





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