



Soake Road, Waterlooville

Asking Price £895,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

# Soake Road, Waterlooville

A great opportunity has arisen to secure a spacious detached four bedroom character family house situated in a semi rural and convenient location within a short drive of Denmead village centre. This property boasts light and space both internally and externally with beautiful views over the Denmead countryside.

On approach to the property there is a five bar gate which opens up to parking for at least three cars, a double garage with key coded electric door and a spacious front garden.

On entering the property, there is a large dining room. The kitchen is situated to the left, benefitting from an integrated kitchen, Rangemaster cooker, French doors leading to rear garden and a further utility room. The downstairs also comprises of a very large living room with log burner and French doors to the patio area. In addition to this there is a further reception room currently used as a large office, a family bathroom and a fifth bedroom/forth reception room which overlooks the front garden.

Upstairs boasts four double bedrooms and a family bathroom. The master bedroom overlooks the rear garden and has a walk in wardrobe and an en-suite with bath and shower. The second bedroom has an en-suite with shower and again overlooks the rear garden.

The back garden has been well loved and looked after over the years, with lots of different beautiful features such as the pond area with a walk across wooden bridge, patio area stretching across the rear from the house. To the end of the garden there is an allotment with green house and a shed, with a separate path which leads back up to the property.

This house has been extremely loved by a family and is now on the market for a new family to make memories in. Call now to avoid missing out!

All viewings are conducted with health and safety in mind so please be aware that you may be required to wear PPE on viewings. All staff will be continuing to follow strict hygiene guidelines both on viewings and in the office.

EPC-D



## Location - Denmead

The property is situated on the fringes of Denmead Village that provides local amenities including an infant school, pub, post office and a small selection of shops. More substantial shopping and amenities can be found in Petersfield to the north or Portsmouth to the south. For commuters, the railway station in Petersfield provides a direct service to London/Waterloo (approximately one hour) and the tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. Naturally, being close to the South Downs and its National Park the surrounding countryside provides excellent country pursuits including walking and riding. Further leisure pursuits in the area include golf at Denmead, Petersfield, Waterlooville and Rowlands Castle, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including The Petersfield School (PTS), Churcher's College, Bedales, Ditcham Park and Portsmouth Grammar School.

## Local authority

East Hampshire District Council  
Penns Place, Petersfield  
Hampshire, GU31 4EX  
01730 266551

## Additional Information

All main services

## Tenure

Freehold

## Energy Efficiency Rating

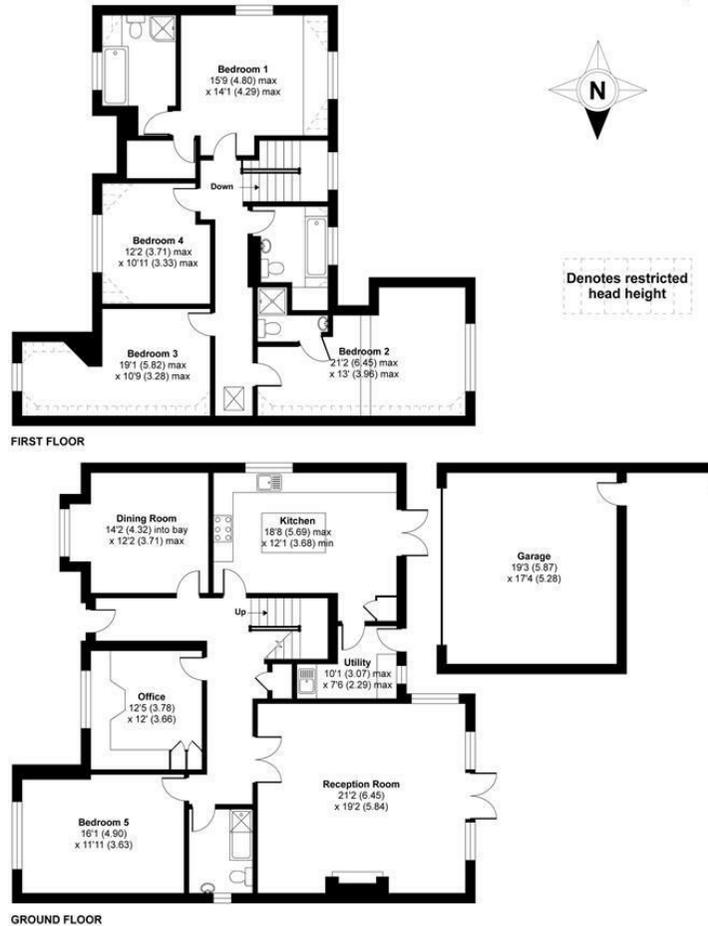
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Woodvale, Soake Road, Denmead, Waterlooville, PO7

Approximate Area = 2619 sq ft / 243.3 sq m  
Limited Use Area(s) = 69 sq ft / 6.4 sq m  
Outbuilding = 335 sq ft / 31.1 sq m  
Total = 3023 sq ft / 280.8 sq m

For identification only - Not to scale



 **Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Williams of Petersfield. REF: 757518

## Williams of Petersfield

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