



Guide Price **£637,000**
Clouds Hill, Hambledon Road
Denmead, PO7 6LT

PROPERTY SUMMARY

Located in one of the most popular areas of Denmead and having been completely modernised to a very high standard throughout, we are delighted to offer for sale this extended 4 double bedroom semi detached house on Hambleton Road. 'Clouds Hill' is an exquisite family home boasting wonderful views and is immaculately presented throughout and has to be seen internally to be fully appreciated. The property has 4 double bedrooms arranged over 2 floors, 3 bathroom suites (2 of them en-suite), dressing area, lounge, open plan kitchen/diner and an additional WC. Externally there is a large rear garden, outbuilding/office and considerable off road parking. Offered with no forward chain early interest is expected and viewings can be arranged by contact Jeffries & Dibbens as sole agents.





ENTRANCE HALL Window and door to front aspect, window to side, radiator, under stair cupboard, laminate flooring running throughout majority of the ground floor, stairs to first floor, doors to:

LOUNGE 13' 03" x 11' 11" (4.04m x 3.63m) Bay window to front aspect, radiator, twin built in storage units with spot down lighters above, original chimney with wooden mantle over, new carpet.

KITCHEN/DINER 21' 11" x 19' 01" L Shaped (6.68m x 5.82m) Bi-fold doors and double doors to rear garden, window to side, radiator, extensive range of fitted cupboards units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated double oven, ceramic induction hob and extractor, integrated fridge, freezer, dishwasher, washing machine, bin unit, wine rack, original chimney breast with wooden mantle, spot lighting, door to:

WC Window to side aspect, WC, hand wash basin.

FIRST FLOOR Landing - Spot lighting, stairs to 2nd floor, doors to:

BEDROOM 2 19' 01" max reducing to 9'03" x 9' 06" (5.82m x 2.9m) Full length window to rear aspect, radiator, spot lighting, built in dressing area with twin sets of hanging space and drawers, door to:

ENSUITE Heated towel rail, extractor, shower cubicle, hand wash basin and WC with vanity surround and cupboards under, tiled flooring, part tiled surround, spot lighting.

BEDROOM 3 11' 10" x 11' 09" (3.61m x 3.58m) Bay window to front aspect, radiator, spot lighting.

BEDROOM 4 11' 11" x 9' 03" (3.63m x 2.82m) Window to rear aspect, radiator, spot lighting.

BATHROOM Skylight window to front aspect, heated towel rail, extractor, panelled bath with shower over, hand wash basin, WC, majority tiled surround, spot lighting.

SECOND FLOOR Landing - Skylight window to front aspect, cupboard, door to:

BEDROOM 1 13' 05" x 11' 07" (4.09m x 3.53m) Double doors to rear aspect and Juliette balcony, radiator, built in storage and access to further eaves storage, dresser units, spot lighting, door to:

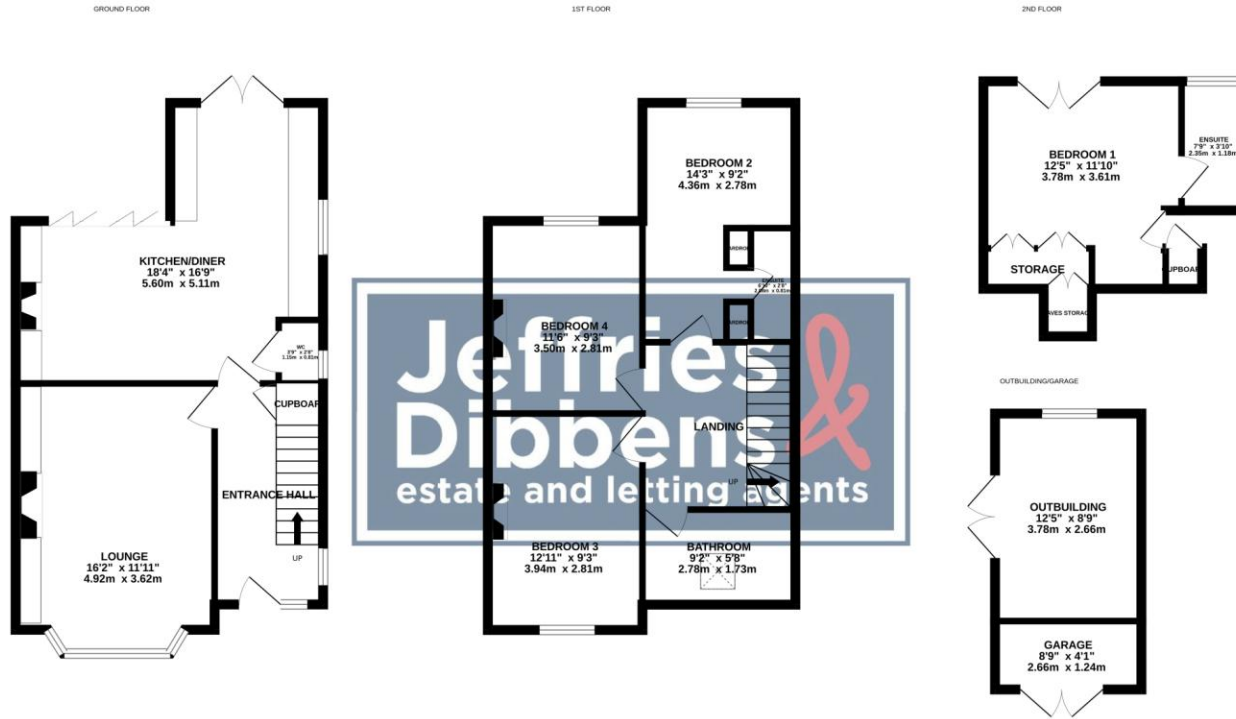
ENSUITE Window to rear aspect, heated towel rail, extractor, double shower cubicle with 2 separate shower heads, hand wash basin with cupboard under, WC, fully tiled, tiled flooring, spot lighting.

OUTSIDE Front - Extensive shingle driveway providing considerable off road parking, additional parking bay opposite, side access, outside tap, access to remainder of garage and storage.

REAR GARDEN Large rear garden with mature trees and lawned areas, large patio area, shingle area, outside lighting, power point, access to:

OUTBUILDING 12' 03" x 8' 03" (3.73m x 2.51m) Window to rear aspect, double doors to side, light and power, wooden flooring.





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 | | 81 B |
| 69-80 | C | 70 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

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