



Woodpecker Copse, Locks Heath, Hampshire, SO31 6WS



ACCOMMODATION

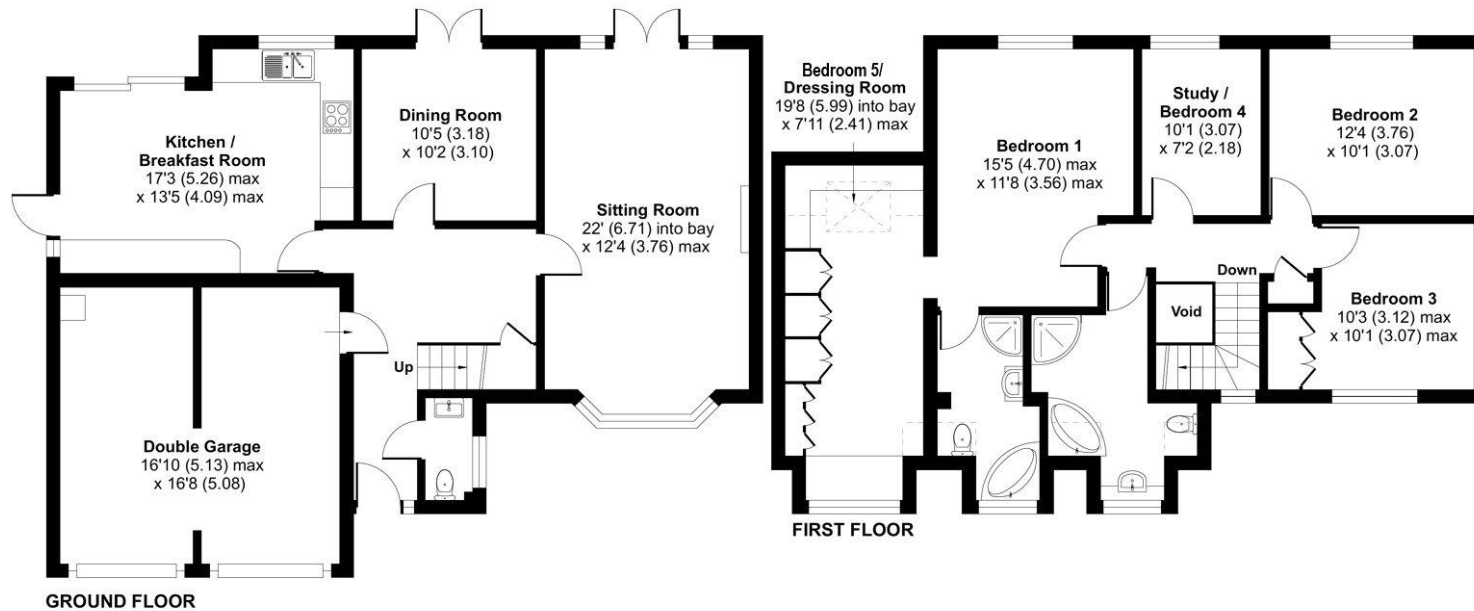
Quietly placed within a private section of the secluded cul-de-sac location of Woodpecker Copse, comes this remarkably deceptive four/five-bedroom detached residence. The handsome architecture and double driveway accompany the integral double garage as you reach the entrance to the home. Stepping inside, the open entrance hallway welcomes you to the property, leading to the spacious, dual aspect sitting room on the right. The sitting room features a bay window to the front and a charming feature fireplace. The hub of the home is the open plan Kitchen/ breakfast room, flooded with natural light and benefitting from ample storage, integrated appliances and glossy counters. A separate dining room features access to the rear garden via a set of double doors. In addition, the entrance hall provides access to the integral double garage. The ground floor accommodation is completed by a cloakroom. Ascending an open stairwell to the first floor, you'll discover the four generously appointed double bedrooms. The Principal Suite benefits from the fifth room, currently utilised as a walk-in wardrobe and offering full built-in storage, an ideal space for a nursery or dressing area, in addition to a luxury three-piece en-suite bath room. The further bedrooms are all served by the family four-piece bathroom, with a bath and separate shower. Externally the rear garden is set privately with a treelined outlook, enhancing privacy. A patio area with pond provides an ideal space to relax, and there are further lawn areas, set across two levels, for enjoying the garden.

Approximate Area = 1638 sq ft / 152.1 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Garage = 281 sq ft / 26.1 sq m
 Total = 1965 sq ft / 182.4 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1053495



SITUATION

Primarily a residential area, Locks Heath centres around the modern shopping complex known as Locks Heath Centre. This complex offers excellent parking and a comprehensive range of services, such as a Doctors Surgery and a Public Library, as well as a Public House. Shopping facilities include a large Waitrose and an extensive range of supporting retail outlets, including a chemist. Schooling in this area is a particular attraction, with the Locks Heath Primary and Junior Schools situated at Warsash Road and the Brookfield Senior School located at Brook Lane. The area is also very well served by pre-schools. Swanwick railway station provides services along the South Coast between Brighton and Poole and an hourly service to London Victoria. Beyond the station is the M27 motorway giving access along the South coast and excellent access to London via the M3 or A3. For leisure pursuits the property is well positioned for access to the Solent with its world renowned sailing facilities and countryside walks through Holly Hill Woods and Hook with Warsash nature reserve.



SPECIFICATION

- Detached four/five-bedroom home
- Over 1900 sq ft
- Double garage
- Kitchen/breakfast room
- En-Suite & family bathroom
- Cul-De-Sac location

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band F

GUIDE PRICE

Asking Price £725,000

TENURE

Freehold

Charge payable for private road