





# 65 Southleigh Road

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- ▶ **Beautifully Presented Detached Character Property**
- ▶ **Three Reception Rooms**
- ▶ **Stylish Fitted Kitchen leading through to Utility Room**
- ▶ **Separate Self-Contained Annexe**
- ▶ **Driveway Providing Ample Parking**
- ▶ **Grand Entrance Hall**
- ▶ **Original Features & High Ceilings**
- ▶ **Five Bedrooms, one with En-Suite & Two Separate Bathrooms**
- ▶ **Private Extensive Garden**

Nestled in a picturesque setting, this large family property of just over 3700 square feet has been extensively renovated but retains its original Victorian elegance and charm. The tiled grand entrance hall leads you to three reception rooms with original features including high ceilings and wood burners within original fireplaces. There is also a downstairs toilet. The stylish fitted kitchen has a range of modern appliances and seamlessly flows through to a convenient utility room which also has space for fitness equipment. An additional garden room links the kitchen and living room. Upstairs there are five excellent sized bedrooms, one of which is ensuite. There are a further two bathrooms, one of which is a spacious family bathroom, plus a separate toilet.

At the rear of the property is a separate self-contained annexe built in 2020 which includes an open plan kitchen / living room, bathroom and potential for two bedrooms, and separate patio. The annexe was designed with wheelchair access in mind. Whether you desire a peaceful retreat or a space for outdoor activities, this property presents a harmonious blend of sophistication and natural beauty, promising a lifestyle of comfort and luxury, this property presents a harmonious blend of sophistication and natural beauty, promising a lifestyle of comfort and luxury.









## Southleigh Road, Havant, PO9

Approximate Area = 3276 sq ft / 304.3 sq m

Annexe = 581 sq ft / 54 sq m

Outbuilding = 29 sq ft / 2.7 sq m

Total = 3886 sq ft / 361 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Henry Adams. REF: 1176717

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

Outside, a large mature private garden awaits providing a natural space for relaxation and outdoor entertainment. There are two large sheds for storage. The driveway provides ample parking space, ensuring ease and practicality with two entrances for multiple vehicles. Embrace the beauty of the surroundings with lush greenery and well-manicured grounds, ideal for hosting gatherings or simply unwinding amidst the serene ambience.

## Situation

Southleigh Road is located in Denvilles, a leafy and popular suburb of Havant and conveniently situated for Warblington School, Warblington train station, on the London Victoria line and The Avenue Tennis Club. Havant has excellent day to day shopping facilities including a Waitrose, and a mainline railway station, with services to London Waterloo. The picturesque village of Westbourne lies to the east with a church, doctors surgery and a locally renowned bakery whilst Emsworth, also nearby, on the upper reaches of Chichester Harbour with access to excellent coastal walks, is a bustling village with shops, pubs and restaurants.



