





# 76 Hambledon Road

Waterlooville, PO7 6UP

- DETACHED FIVE BEDROOM FAMILY HOME
- OVER 2,300 SQ FT OF INTERNAL LIVING ACCOMMODATION
- STUNNING KITCHEN / BREAKFAST ROOM WITH SEPARATE UTILITY
- 500 SQ FT BAR / GAMES ROOM WITH ANNEXE POTENTIAL
- JUST SHY OF A QUARTER ACRE PLOT
- FOUR GENEROUS DOUBLE BEDROOMS & TWO EN-SUITES
- SPACIOUS SITTING ROOM OVERLOOKING THE REAR GARDEN
- GATED DRIVEWAY, AMPLE PARKING & DETACHED DOUBLE GARAGE

Occupying a generous plot of just shy of a quarter of an acre, this impressive five-bedroom detached family home offers over 2,300 sq ft of beautifully presented internal living accommodation, complemented by a detached double garage and an exceptional 500 sq ft+ bar and games room with annexe potential.



Approached via private gates, the property enjoys a spacious driveway providing ample parking alongside the detached double garage, creating an attractive and welcoming frontage.

The home opens into a bright and spacious entrance hall with an impressive staircase rising to the first floor and access to the principal living areas. To the front of the property is an elegant formal dining room, ideal for entertaining. The heart of the home lies to the rear where a beautifully appointed kitchen/breakfast room provides generous workspace, a central island with breakfast seating and excellent storage, complemented by a separate utility room for additional practicality. The kitchen flows seamlessly into a substantial sitting room, a wonderful space for family living with views across the rear garden and doors opening out to the terrace.

The first floor offers five well-proportioned bedrooms, four of which are comfortable doubles. The principal bedroom suite enjoys excellent proportions along with its own en-suite bathroom. A further guest bedroom also benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Bedroom five also lends itself well to use as a home office or study, ideal for modern working requirements.

The rear garden is a particular highlight, offering a generous and private outdoor space with a large decked seating area ideal for alfresco dining and entertaining, leading onto a well-maintained lawn bordered by mature hedging.

Positioned within the garden is a substantial bar/games room measuring over 500 sq ft, currently arranged with a bespoke bar area, creating an ideal environment for entertaining guests, hosting gatherings or relaxing evenings, but offering excellent potential for conversion into a self-contained annexe, home office suite or studio (subject to any necessary consents).

The property further benefits from a detached double garage, providing additional storage or workshop space.



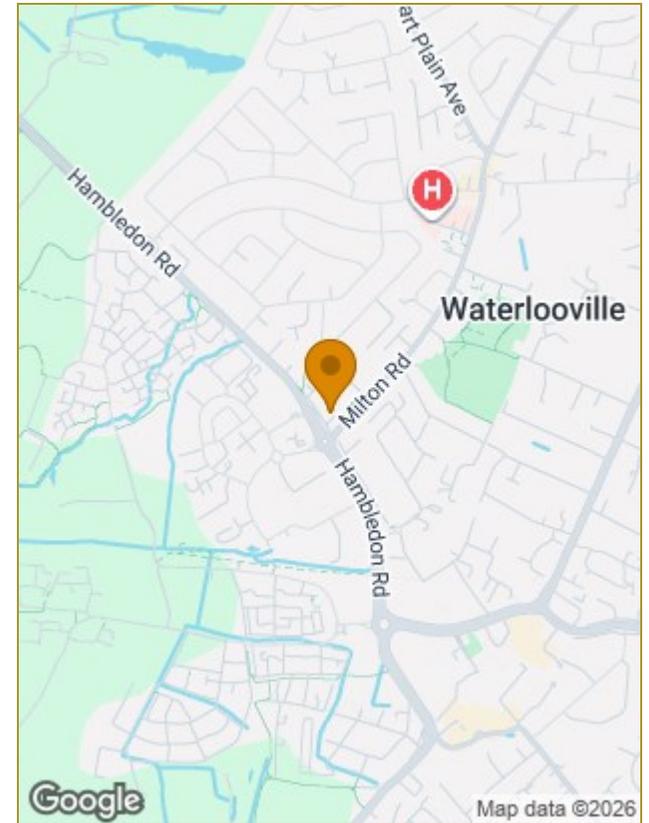




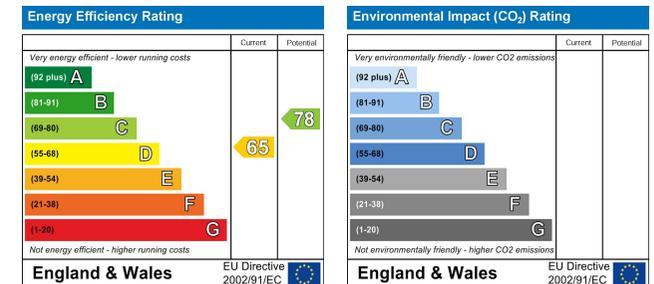
# Floor Plans



# Location Map



# Energy Performance Graph



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