





Offers in excess of £475,000

52 Mill Road

Denmead, PO7 6PB

- SEMI DETACHED CHARACTER HOME
- FOUR BEDROOMS
- LARGE REAR GARDEN
- POPULAR LOCATION
- EXTENDED & MODERNISED
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY ROOM

Located in the heart of the ever-popular village of Denmead, this beautifully presented semi-detached character home has been thoughtfully modernised and significantly extended in recent years to create an exceptional family home blending period charm with contemporary living. Occupying an enviable plot with generous gardens and versatile outside space, the property offers over 1,500 sq ft of stylish and well-planned accommodation arranged over three floors.



From the moment you step inside, the home immediately impresses with its character features, high ceilings and tasteful décor throughout. The welcoming entrance hall leads through to a cosy snug living room featuring a beautiful fireplace and bay window, creating the perfect space to relax and unwind. To the rear of the property is the true centrepiece of the home – a stunning open plan kitchen/dining room designed for modern family living and entertaining. Flooded with natural light from the vaulted ceiling and skylights, this spectacular room features a stylish fitted kitchen with integrated appliances, ample worktop space and a central breakfast area, seamlessly opening onto the garden through impressive bi-fold doors.

Further ground floor accommodation includes a useful utility room and cloakroom, adding practicality to this beautifully designed home.

The first floor offers two generous double bedrooms together with a stylish family bathroom complete with separate bath and shower. The principal bedroom enjoys attractive bay windows and a bright airy feel. The second floor provides two further bedrooms, both enjoying characterful sloping ceilings and useful eaves storage, making the ideal space for children, guests or home working.

Externally, the rear garden is a particular feature of the property, being both substantial and wonderfully established. Thoughtfully landscaped and well maintained, the garden offers extensive lawned areas, mature shrubs and planting, a vegetable patch, ornamental pond and several seating areas perfect for outdoor entertaining. To the rear sits a detached workshop providing excellent storage space.

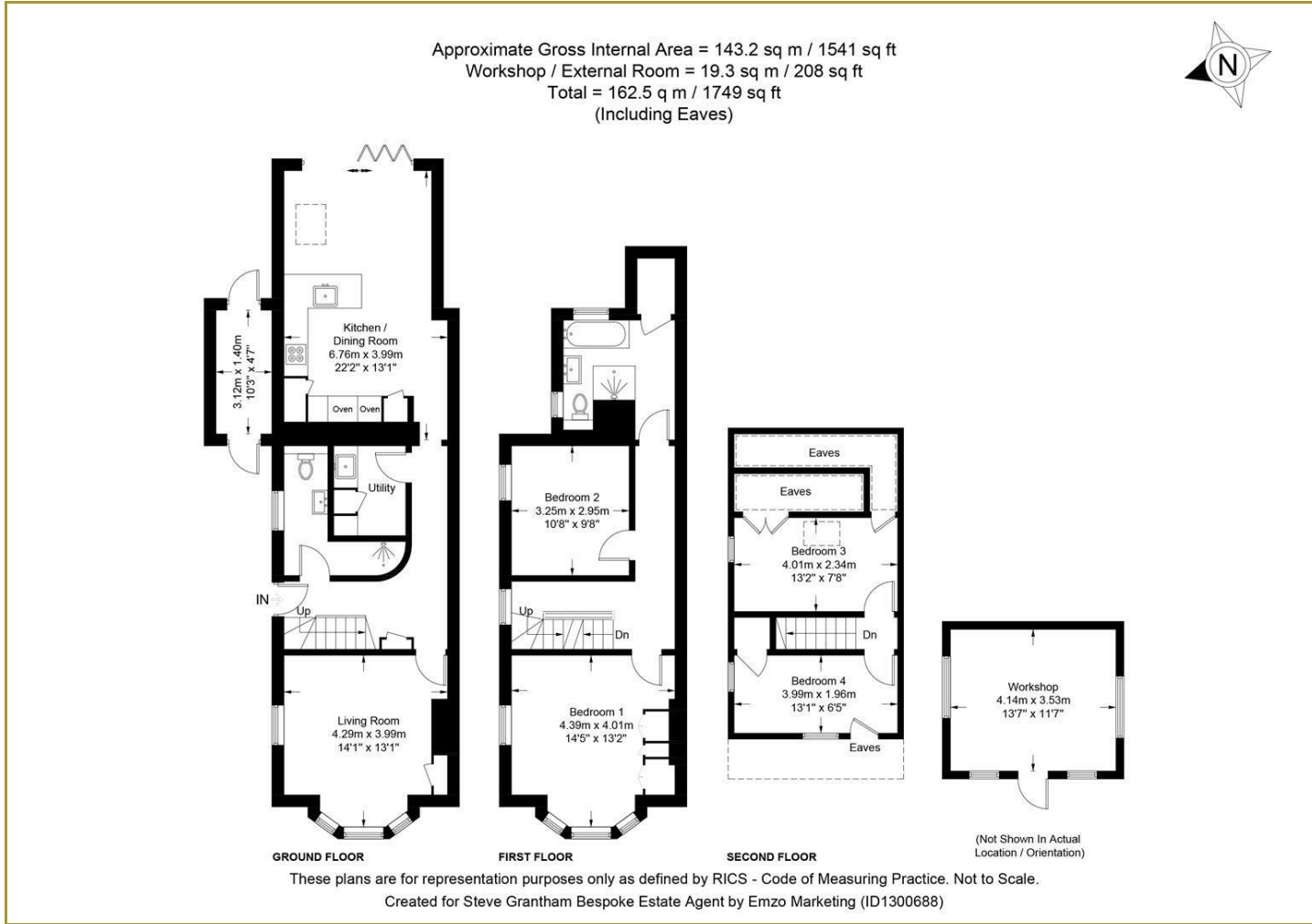
This stunning home enjoys a sought-after village location within easy reach of Denmead's local shops, schools and amenities, whilst also offering convenient access to nearby countryside walks and commuter links. A rare opportunity to acquire a character property of this quality and style in such a desirable setting.



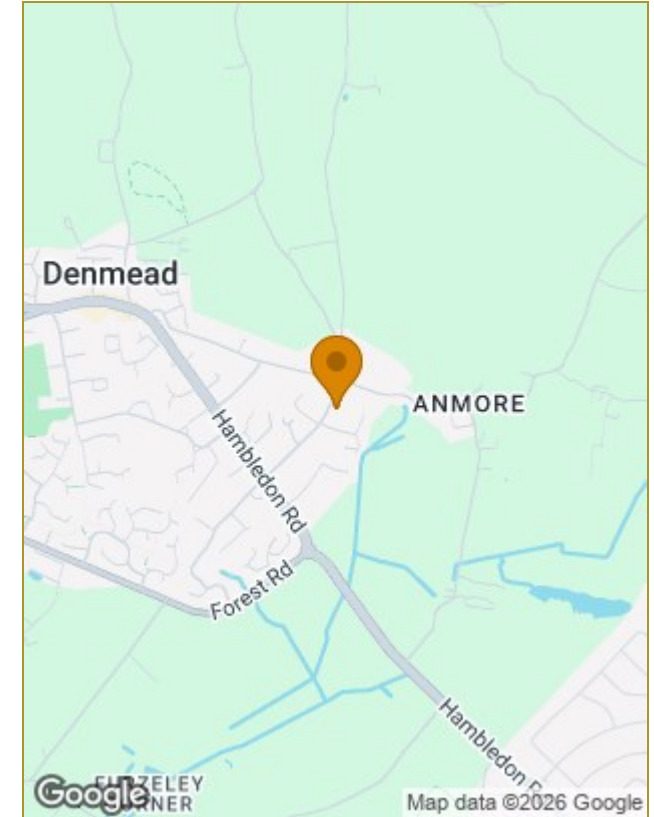




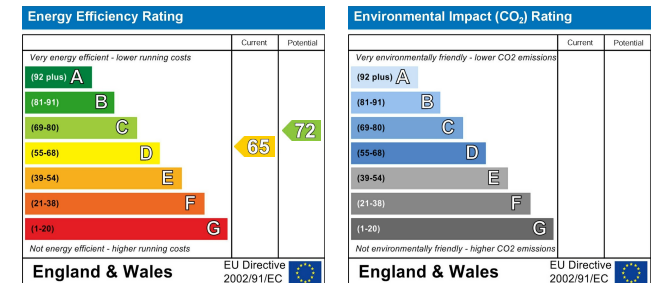
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.