





61 Havant Road

Drayton, PO6 2JB

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- ANNEXE POTENTIAL
- OFF STREET PARKING FOR SEVERAL CARS
- DETACHED HOUSE
- ENSUITE TO MASTER
- GROUND FLOOR CLOAKROOM
- NO FORWARD CHAIN

Offered for sale with no forward chain, this substantial detached family home enjoys a secluded position set back from Havant Road in Drayton, offering both privacy and convenience. Extending to almost 2,000 sq ft, the property provides spacious and versatile accommodation including a 25ft sitting room, generous kitchen, multiple reception rooms ideal for home working or family life, and four well-proportioned bedrooms, with an en-suite to the principal bedroom. Further benefits include ample storage, a utility room and a versatile hobbies/family room. Ideally located within walking distance of Cosham railway station, providing direct mainline links to London, Queen Alexandra Hospital, local amenities and excellent transport links, this is a superb opportunity to acquire a spacious family home in a highly convenient location.



Guide price £625,000



Upon entering, you are welcomed into a spacious entrance hall which provides access to the principal ground floor accommodation. The standout feature is the impressive 25ft sitting room, an exceptionally generous reception space filled with natural light, offering ample room for both relaxing and entertaining. French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

The kitchen is well-proportioned and thoughtfully arranged, offering an extensive range of fitted units, generous worktop space and ample storage, complemented by a separate utility room providing additional practicality and access to the outside. The ground floor also benefits from two separate study areas, ideal for those working from home, together with a cloakroom/WC.

Adding further versatility is the substantial family room/hobbies room, a superb additional reception space that could be utilised as a games room, cinema room, children's playroom, home gym or studio depending on individual requirements. This flexibility makes the property particularly well suited to growing families or those seeking multi-functional living space.

The first floor offers four well-proportioned bedrooms, all providing comfortable accommodation. The spacious principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout offers excellent flexibility for family life, guest accommodation or further home office space if required.

Externally, the property enjoys a private setting, tucked back from the road, providing a surprising degree of seclusion while remaining within easy reach of everything Cosham has to offer. There is useful external storage together with enclosed garden areas that provide excellent spaces for outdoor dining, entertaining and family enjoyment.

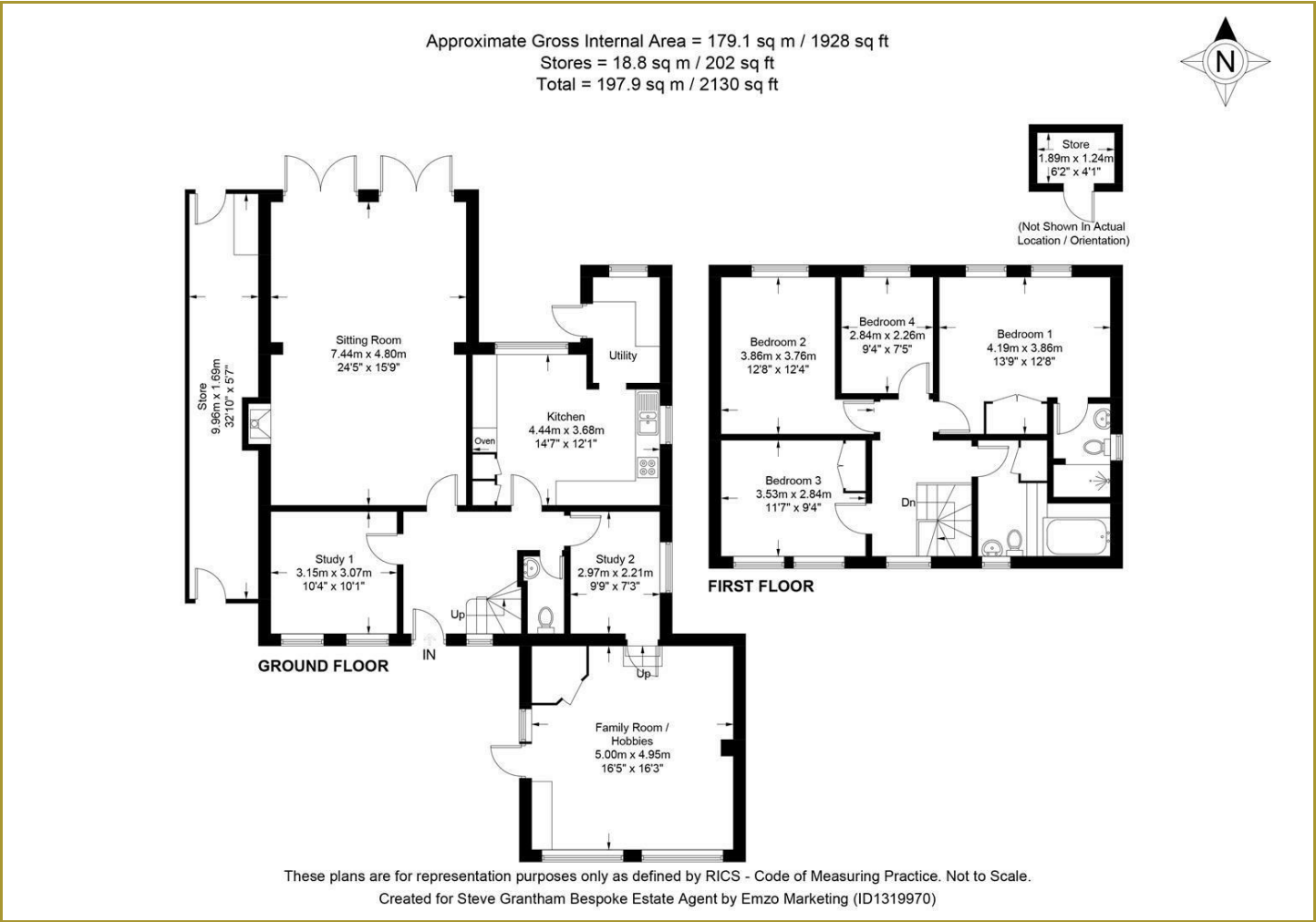
The location is one of the property's greatest assets. Cosham railway station is within comfortable walking distance, offering direct services to London Waterloo, Portsmouth and Southampton, while Queen Alexandra Hospital is also close by, making this an ideal home for commuters and healthcare professionals alike. Excellent schools, shopping facilities, restaurants and motorway links are all easily accessible.

Offering generous and adaptable accommodation, a highly convenient location and the advantage of no forward chain, this is a rare opportunity to acquire a substantial detached family home with outstanding potential in one of Drayton's most sought-after positions.





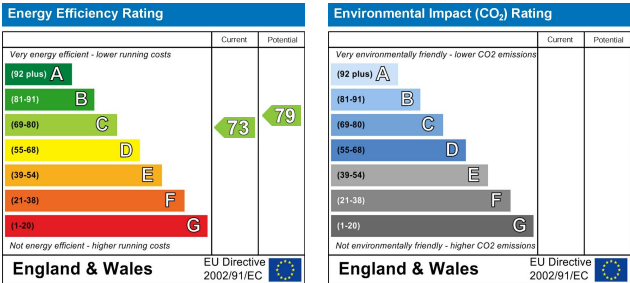
Floor Plans



Location Map



Energy Performance Graph



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