





## AT A GLANCE

-  Stunning Countryside Location With Views In 0.8 Acres
-  Principle Suite With Full Bathroom
-  Guest Suite With Shower Room
-  Three Further Bedrooms & Bathroom
-  Living Room & Dining Room With Bellfire
-  Open Plan Kitchen With AGA
-  Second Kitchen/ Utility Room / Cloak Room
-  Masters Office /Study With Log Burner
-  Ample Parking & Oak Frame Car Port
-  Garden Room / Millboard Deck Area



## ABOUT THE PROPERTY

Step back in time with this charming Edwardian residence, originally built in 1910, that perfectly blends period character with modern luxury. Nestled amidst the serene countryside of Hampshire, Broadacre House offers an exceptional living experience with over 3,700 sq ft of upgraded accommodation. Boasting stunning views of open fields to the front and an expansive garden to the rear, this property promises both tranquillity and timeless appeal.

### Exterior and Grounds

Set on a 0.8-acre plot, the property enjoys a commanding position with potential for future expansion or the addition of a further dwelling. The double gated entrance, complete with remote-controlled electric gates, opens onto a sweeping driveway that provides ample parking. A large Oak-framed carport with an integrated log store adds a touch of rustic charm. The rear garden is beautifully landscaped, primarily laid to lawn with thoughtful features, including a large composite decking area by the distinguished experts Millboard for low-maintenance enjoyment. Hidden discretely away is the hot tub area for those seeking a touch more self-indulgence.

A meandering block paved path leads to a serene outdoor garden room, currently utilized as a yoga studio and guest accommodation. An outdoor kitchen area, paired with a well-stocked allotment, adds practicality and charm, perfect for al fresco dining.





## ABOUT THE PROPERTY

Additionally, the property is within walking distance of the Fox & Hounds pub, located less than 500m away, offering the perfect excuse for countryside strolls

### Interior: Ground Floor

As you step through the front door, you're greeted by a grand entrance hall featuring a log burner and flagstone flooring, setting the tone for the home's character. The living room is equally impressive, featuring a delightful fireplace with a renowned 'Bellfire' remote-controlled gas fire that combines elegance with convenience, making it the perfect space to unwind.

The heart of the home is the open-plan kitchen and dining area, a space that caters effortlessly to family life and entertaining. Equipped with an AGA Range Cooker, it provides ample room for cooking, dining, and relaxing. The space flows seamlessly into the outdoors through full-length bi-fold doors, which open onto the deck area, creating a stunning indoor-outdoor connection. A utility room or secondary kitchen enhances practicality, especially for hosting larger gatherings.

The ground floor also features a home office, thoughtfully designed with double-aspect views of the front and garden.





## ABOUT THE PROPERTY

Its bi-fold doors open onto the deck, and the log burner adds warmth and character, making it an inspiring space for work or study.

### Interior: First Floor

The property boasts five well-appointed bedrooms, each exuding comfort and charm:

- The principal suite is a haven of luxury, offering ample space for a super king-sized bed, seating areas, and storage. The en-suite bathroom is beautifully designed with a four-piece suite, including a large walk-in shower.
- A guest suite also features its own en-suite, providing privacy and comfort for visitors.
- The remaining three double bedrooms are generously sized and share a spacious family bathroom, which includes a bath and shower, ensuring functionality for family and guests alike.

### Lifestyle and Surroundings

This home is perfectly positioned to enjoy the best of countryside living while offering modern conveniences. The nearby Fox & Hounds pub provides a welcoming spot for socializing, while the surrounding landscape is rich with walking trails and outdoor opportunities. Whether it's relaxing in the garden, entertaining on the deck, or exploring the scenic countryside, Broadacre House offers a lifestyle that is second to none.

Don't miss your chance to own this exquisite property, combining timeless character with contemporary luxury. Contact us today to arrange your viewing.







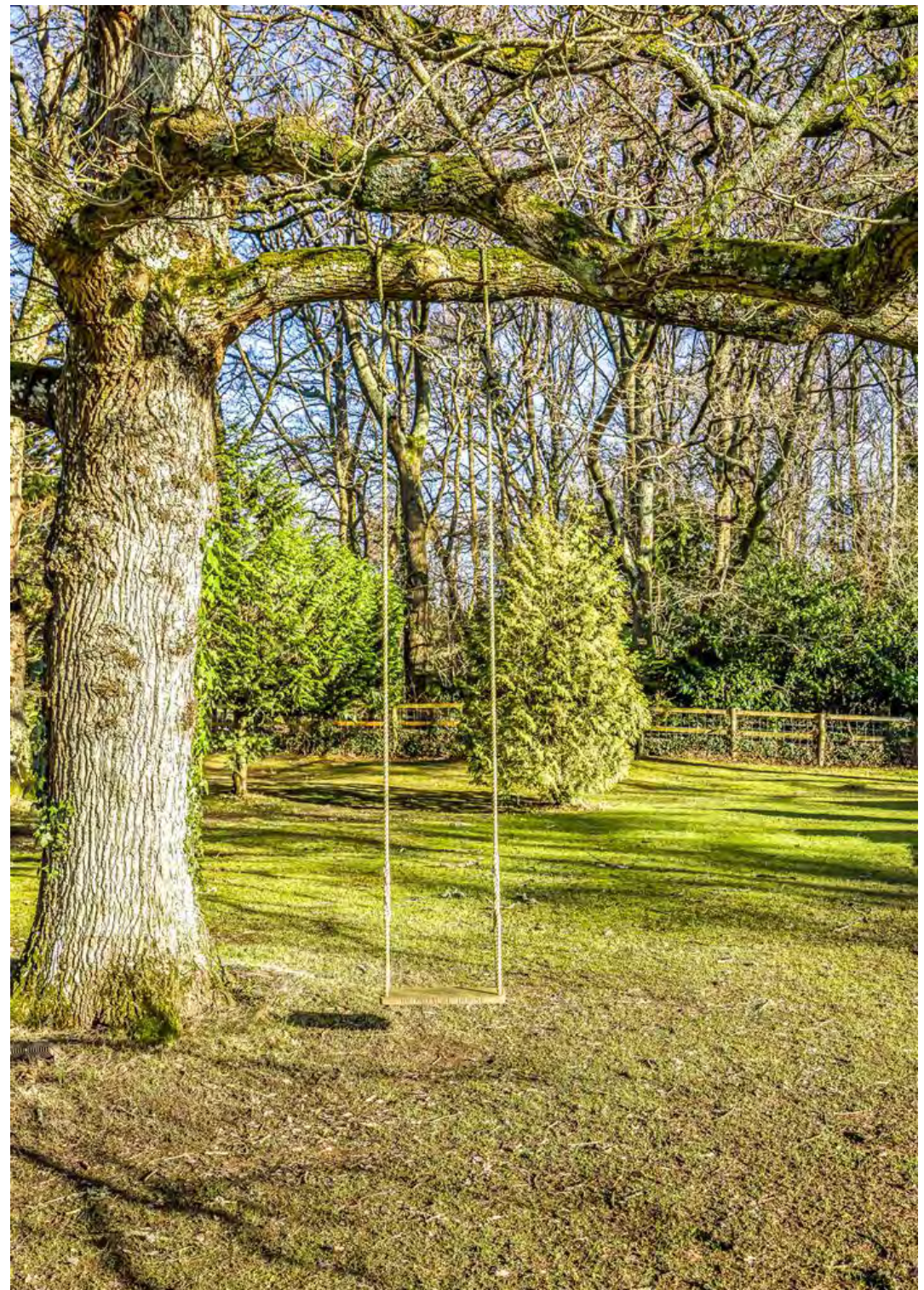






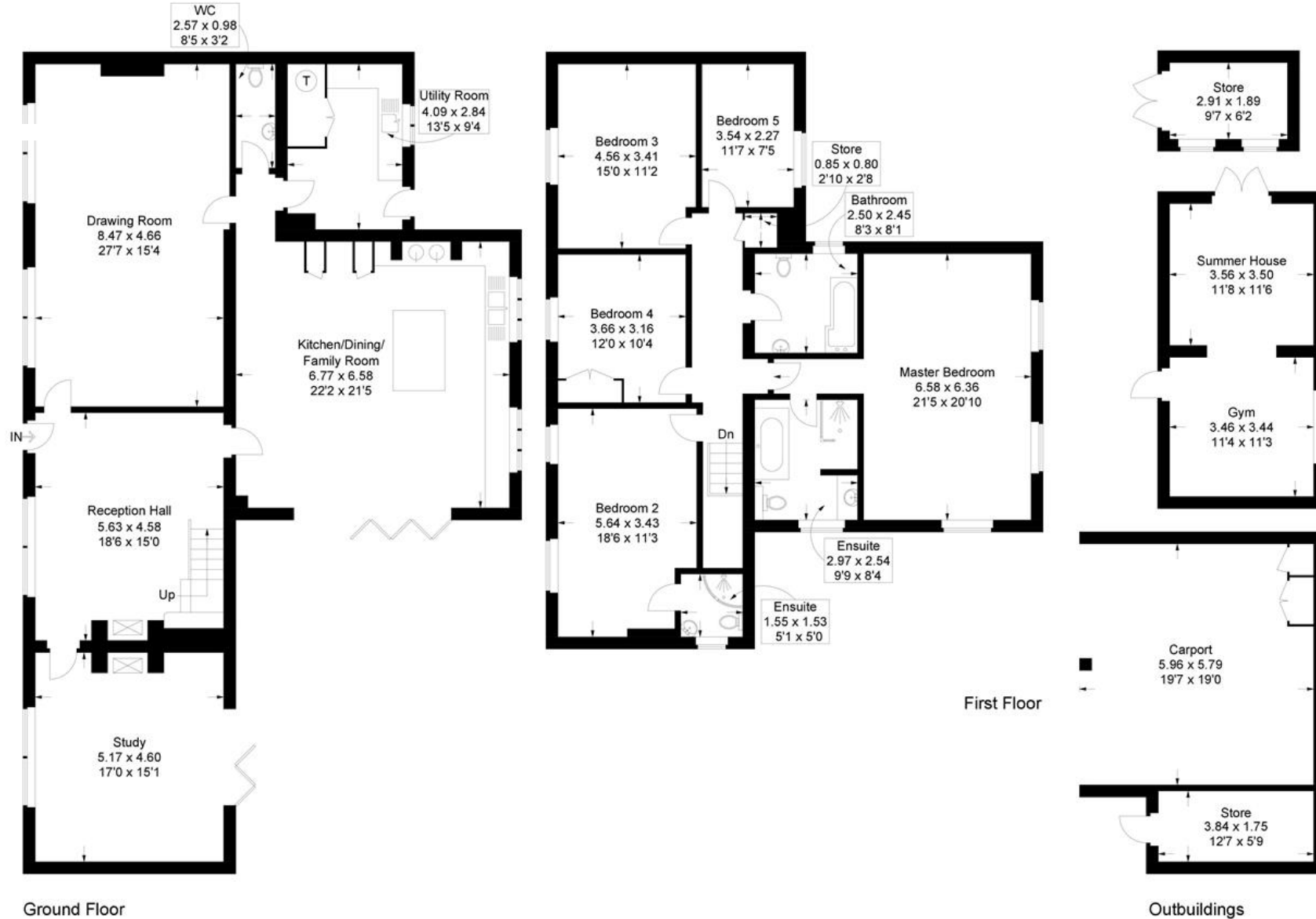






# Broadacre House, Waterlooville

Approximate Gross Internal Area = 276.6 sq m / 2977 sq ft  
 Outbuildings = 74 sq m / 796 sq ft  
 Total = 350.6 sq m / 3773 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## LOCATION

The property sits between the villages of Denmead & Hambledon

Denmead is a picturesque village nestled in the heart of Hampshire, offering the perfect blend of rural charm and modern convenience. Surrounded by rolling countryside and set near the South Downs National Park, Denmead is a haven for those who appreciate outdoor living and tranquil surroundings.

The village itself boasts a vibrant community spirit, with a range of amenities that cater to all ages. From independent shops and cozy cafes to traditional pubs like The Fox & Hounds, Denmead provides a warm and welcoming atmosphere. The village green often plays host to local events, fostering a strong sense of togetherness among residents.

For families, Denmead offers excellent schools, making it an ideal choice for those seeking a nurturing environment for children. Commuters benefit from its close proximity to Portsmouth, Winchester, and Southampton, with convenient road and rail links ensuring accessibility while maintaining the village's peaceful ambiance.

Outdoor enthusiasts will love the extensive network of walking and cycling trails, including routes through Creech Woods and the nearby Meon Valley. Whether it's exploring the countryside, enjoying a Sunday roast at a local pub, or engaging in the lively village life, Denmead offers something for everyone.

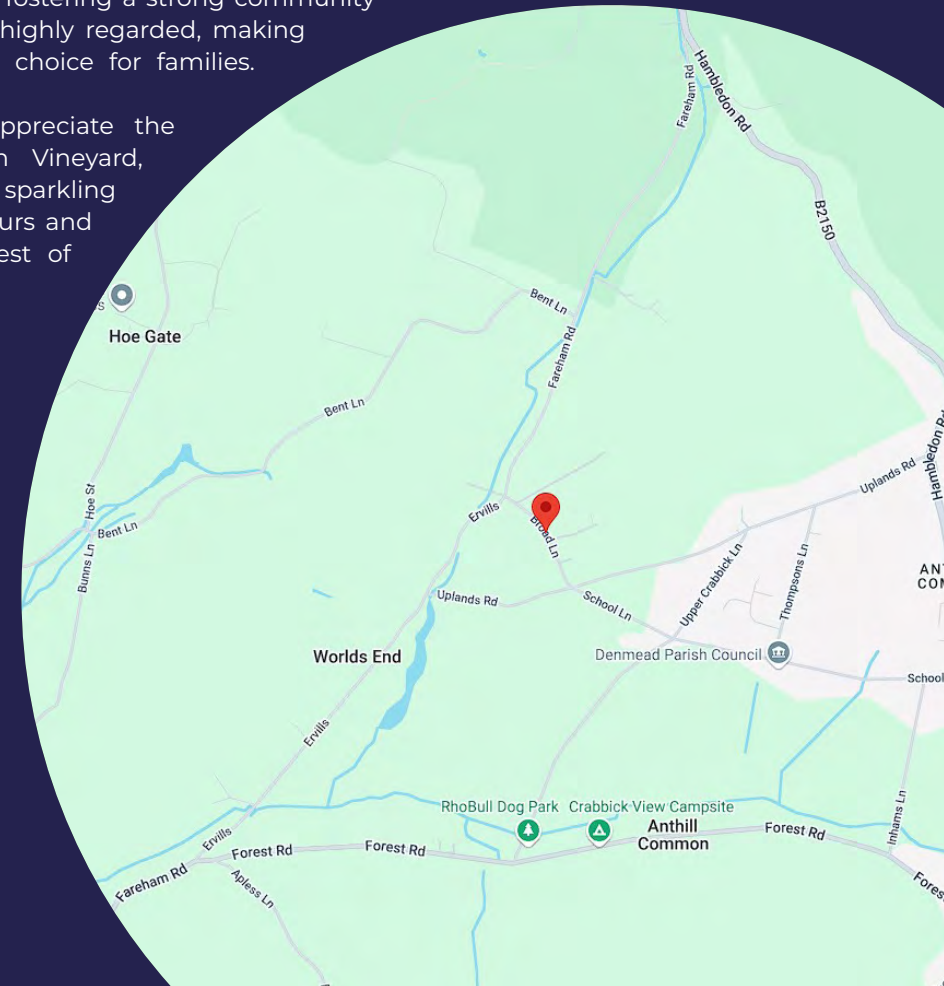
With its stunning natural beauty, rich heritage, and strong community vibe, Denmead isn't just a place to live—it's a place to truly thrive.

Hambledon, often referred to as the "Cradle of Cricket," is a picturesque village in Hampshire that embodies English charm and heritage. Surrounded by the lush rolling hills of the South Downs National Park, this idyllic village offers a perfect retreat for those seeking peace, beauty, and a strong sense of community.

Steeped in history, Hambledon is famously linked to the early development of cricket, with the Hambledon Cricket Club playing a key role in shaping the sport as we know it today. The Bat and Ball Inn, a historic pub, is a must-visit for cricket enthusiasts, offering fascinating memorabilia alongside hearty food and drink.

The village itself is a delightful blend of period cottages, elegant Georgian homes, and modern amenities. Residents enjoy a well-stocked local shop, a post office, and a welcoming village hall that hosts regular events, fostering a strong community spirit. The local school is highly regarded, making Hambledon an attractive choice for families.

Wine enthusiasts will appreciate the proximity of Hambledon Vineyard, one of England's leading sparkling wine producers, where tours and tastings celebrate the best of local produce.





## THE AGENT

Christopher Smeed  
Client Director - Sales & Lettings

Chris is an award winning director of estate agency and brings over 25 years of experience to the NEXA team. Winning Gold Best Customer Service 2021, he has continuously delivered excellent standards of customer service throughout his career and specialises in overcoming even the most challenging of property related cases.

The NEXA team is strengthened by having his passion and desire to succeed whilst retaining integrity and honesty throughout the sale process which is why his customers both old and new return time and time again.

Chris and his family are members at Emsworth & Hayling Island Sailing Clubs where he and his family sail.

Christopher Smeed, dedicated agent, loving husband and proud father of 4!

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## WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.







## NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

## NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.

# NEXA

PROPERTIES



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