





AT A GLANCE

-  Detached Family Home
-  Close To All Schools & College
-  Four Generous Bedrooms
-  Living Room & Separate Family Room
-  Kitchen & Dining Room
-  Large Conservatory
-  Downstairs W.C & First Floor Bathroom
-  Great Outside Space To Rear
-  Summer House & Hot Tub
-  Parking For Several Cars - No Forward Chain!



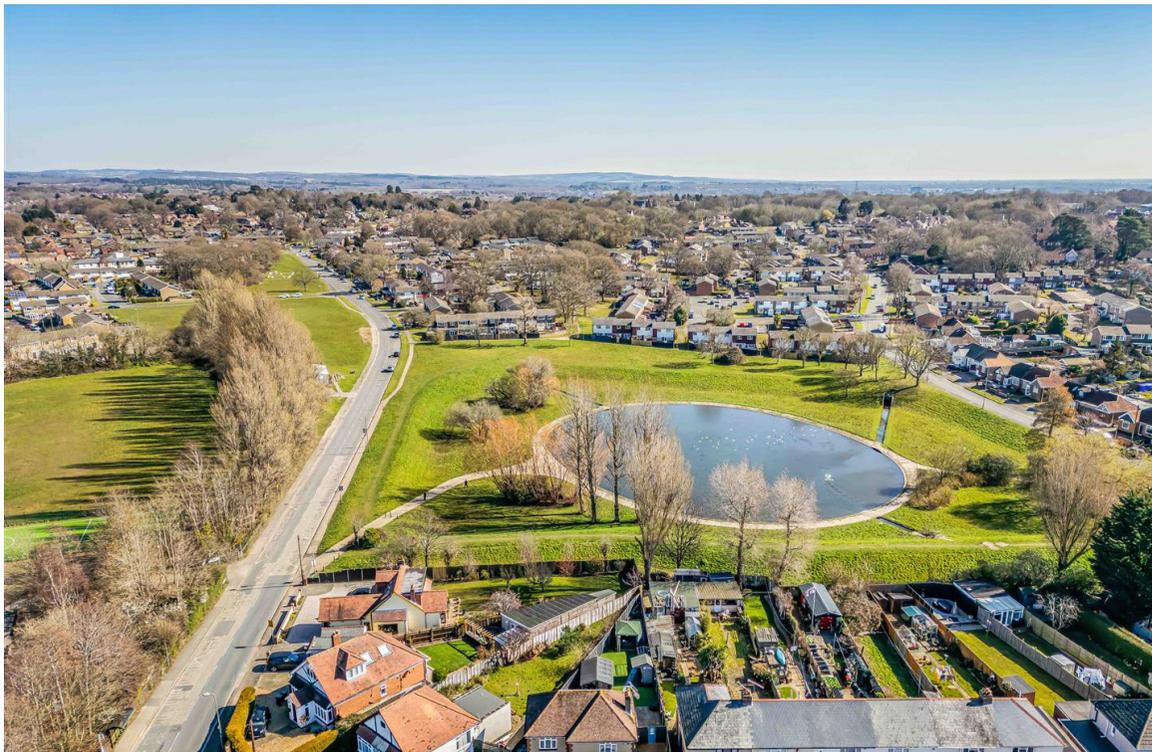


ABOUT THE PROPERTY

This impressive and generously sized detached family home offers a perfect blend of comfort, space, and convenience, making it an ideal choice for growing families. Situated in a desirable location, the property benefits from a large block-paved driveway providing ample parking, with side access leading to the rear garden.

Upon entering, you are welcomed by a bright and airy entrance hall, which leads to a convenient downstairs W.C. The spacious living room is a perfect retreat for relaxation, while the large family room offers additional space for entertainment or play. A delightful conservatory extends from the family room, providing a tranquil spot to unwind while enjoying views of the garden. The heart of the home is the well-appointed kitchen dining room, designed for both functionality and social gatherings. With ample storage, modern appliances, and plenty of space for a large dining table, this area is perfect for family meals or entertaining guests.

The first floor comprises four well-proportioned bedrooms, each offering plenty of natural light and storage space. The family bathroom is tastefully designed, featuring fixtures and fittings for a comfortable and stylish space.





ABOUT THE PROPERTY

The private rear garden is a true highlight, offering a low-maintenance outdoor oasis. The artificial lawn ensures you can enjoy the space without the hassle of upkeep, while multiple seating areas provide perfect spots for outdoor dining, summer barbeques, and gatherings with family and friends. The garden also features various outbuildings, including a charming summer house—ideal for use as a home office, hobby space, or relaxation retreat. Additionally, a luxurious hot tub offers the ultimate way to unwind at the end of the day.

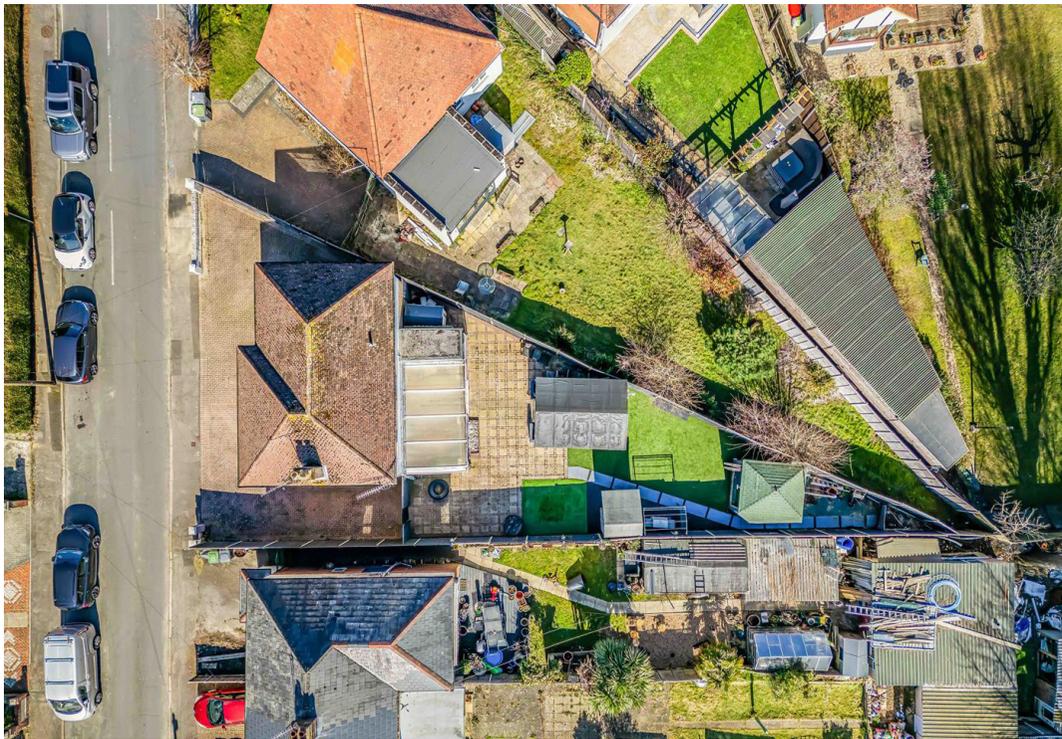
Backing onto the picturesque Purbrook Pond, the property enjoys a peaceful and scenic backdrop. The pond is home to an abundance of wildlife, making it a magical place for children to explore and an excellent spot for dog walks or evening strolls.

This fantastic home is perfect for those seeking generous living spaces, excellent outdoor features, and a beautiful natural setting, all while being close to local amenities, schools, and transport links.









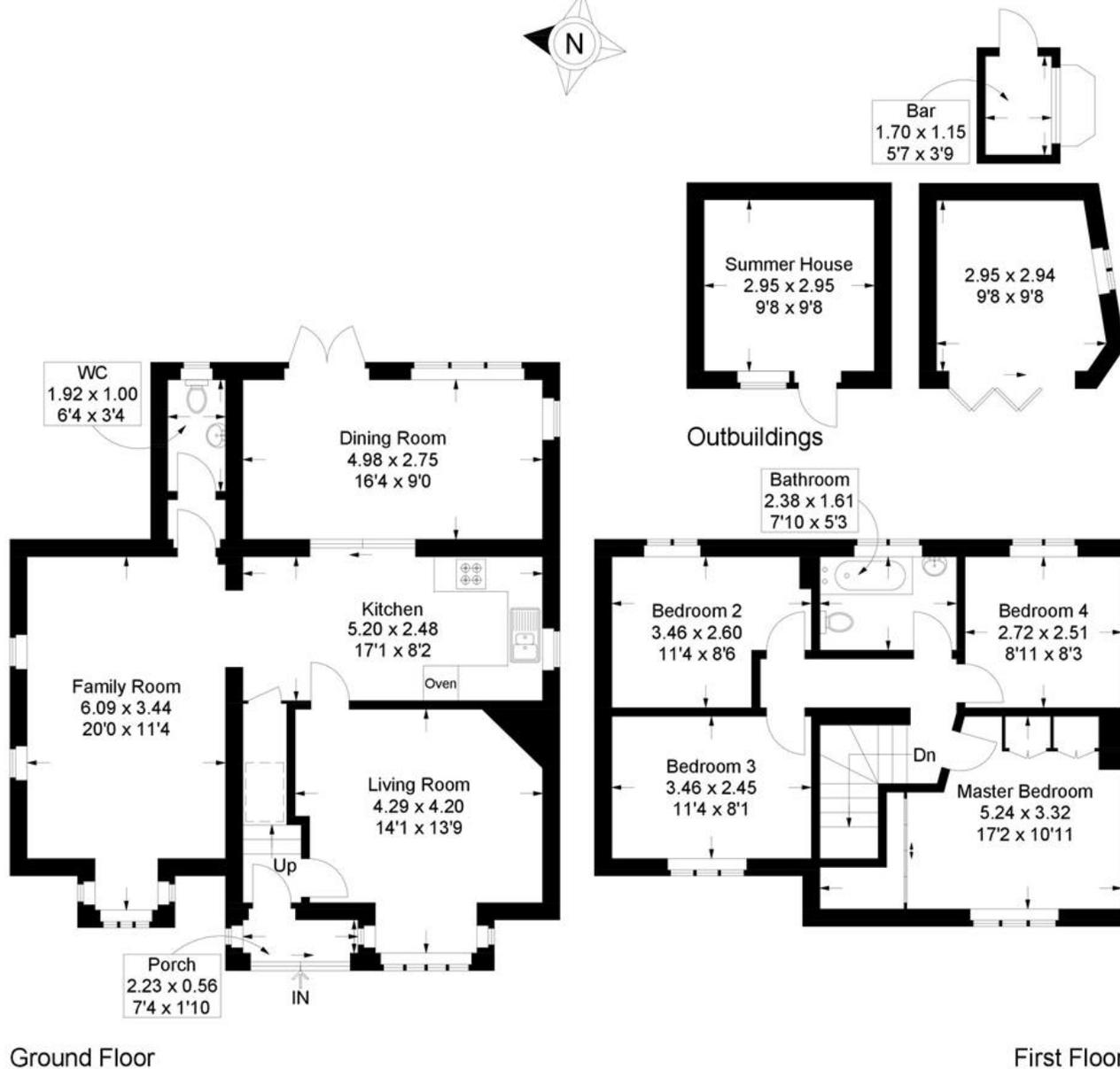


Queens Grove, Waterlooville

Approximate Gross Internal Area = 125.9 sq m / 1355 sq ft

Outbuildings = 19.2 sq m / 207 sq ft

Total = 145.1 sq m / 1562 sq ft



= Reduced headroom below 1.5m / 5'0

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

Purbrook and Waterlooville: A Desirable Hampshire Location

Purbrook and Waterlooville are neighboring communities in Hampshire, offering a mix of suburban convenience and countryside charm. Located just north of Portsmouth, these areas provide excellent transport links, a welcoming community atmosphere, and a range of amenities, making them ideal for families, professionals, and retirees alike.

Purbrook

Purbrook is a charming village with a semi-rural feel, known for its green spaces, historic landmarks, and strong community spirit. It offers a peaceful environment while still being close to larger towns and cities. Purbrook Heath is a popular outdoor spot, perfect for dog walking, jogging, and family outings. The village is also home to several well-regarded schools, making it a popular choice for families.

The area has a blend of period properties and modern developments, offering a variety of housing options. With local shops, traditional pubs, and nearby countryside, Purbrook provides a quieter lifestyle while still benefiting from easy access to major roads such as the A3(M), making it a convenient location for commuters heading to Portsmouth, London, or Southampton.

Waterlooville

Waterlooville is a larger town that combines modern convenience with a strong sense of community. It boasts a thriving high street with a variety of shops, supermarkets, cafes, and restaurants. The Wellington Retail Park is a key shopping destination, featuring well-known brands and essential services. A weekly market adds to the town's lively atmosphere.

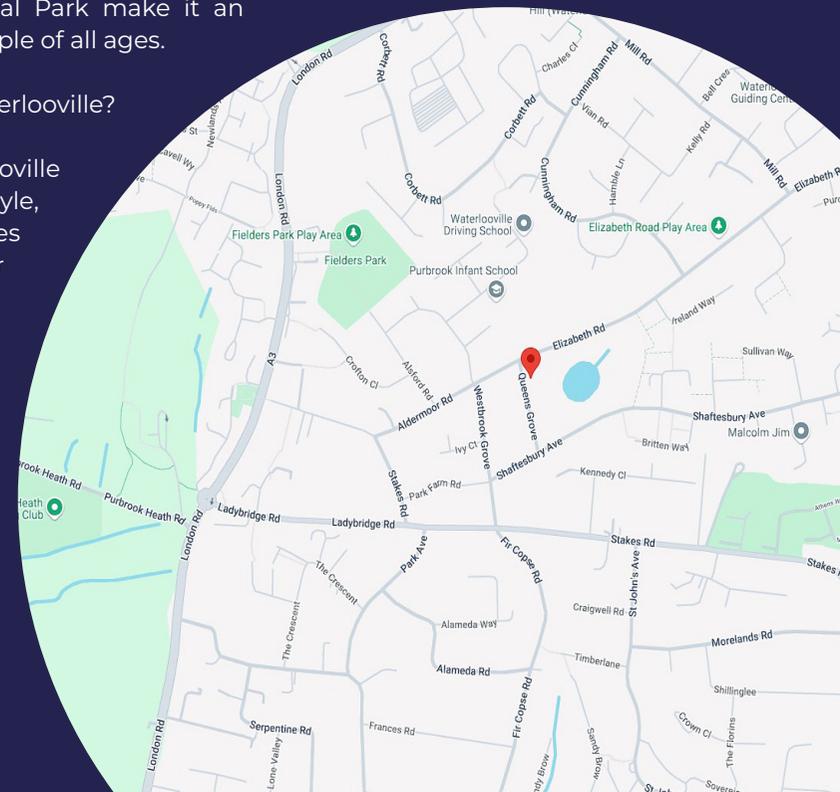
For leisure and recreation, Waterlooville offers several parks and green spaces, including Jubilee Park and Queen's Inclosure, perfect for outdoor activities. The Horizon Leisure Centre provides a range of fitness facilities, including a swimming pool, gym, and sports courts.

Transport links in Waterlooville are excellent, with easy access to the A3(M) for direct routes to London and Portsmouth. Regular bus services connect the town to nearby areas, while Havant railway station, just a short drive away, offers direct train links to major cities.

Waterlooville also has a strong community spirit, with various events, local clubs, and a vibrant annual music festival. Its range of schools, family-friendly amenities, and easy access to the South Downs National Park make it an attractive place to live for people of all ages.

Why Choose Purbrook or Waterlooville?

Both Purbrook and Waterlooville offer a balanced lifestyle, combining modern amenities with natural beauty. Whether you prefer the quieter, village-like atmosphere of Purbrook or the bustling convenience of Waterlooville, both areas provide excellent facilities, strong transport connections, and a welcoming community, making them highly desirable places to call home.





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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