





## AT A GLANCE

-  Excellent Cul-De-Sac Position
-  Four Bedrooms
-  En-Suite Shower Room & Family Bathroom
-  Living Room
-  Extended Dining & Family Area
-  Modern Fitted Kitchen & Utility Room
-  180m2 South & West Facing Garden
-  Landscaped With Raised Sun Terrace
-  Garage With New Electric Door
-  Parking For Three Cars





## ABOUT THE PROPERTY

This well-presented and spacious family home is ideally positioned in a peaceful, traffic-free cul-de-sac within one of Hampshire's most sought-after villages. Combining modern comfort with a quiet village lifestyle, the property offers versatile and thoughtfully extended accommodation—perfect for growing families or those who love to entertain. Guide Price £500,000 - £550,000

Set on a generous plot, the home boasts a beautifully landscaped garden wrapping around the side and rear, measuring approximately 180m<sup>2</sup>. With south and west-facing aspects, the garden enjoys sunlight throughout the day and into the evening, creating an ideal outdoor retreat. There's a lawned area for children to play, and a raised sun terrace—perfect for summer dining, BBQs, or relaxing in the sun with a book or glass of wine.

The property also features a garage with a brand new electric roller style door, offering secure storage or parking, alongside a driveway with space for three additional cars—a rare and welcome feature in such a peaceful setting.

Inside, the ground floor has been thoughtfully extended to provide a seamless flow of open-plan and private spaces. The spacious living room offers a cosy retreat, while the stylish kitchen, with sleek modern fittings, overlooks the garden and leads into a separate utility room for added convenience. The dining and family area is the heart of the home, with bi-folding doors opening directly onto the terrace and garden—perfect for indoor-outdoor living. A washroom with W.C. completes the ground floor.





## ABOUT THE PROPERTY

Upstairs, the main bedroom is well-proportioned, while the second bedroom benefits from a private en-suite shower room, ideal for older children, guests, or even a home office. Two further bedrooms and a modern family bathroom ensure comfort and practicality for all members of the household.

Located just a 10-minute walk from the village centre, you'll find charming shops, fine restaurants, welcoming pubs, and essential amenities all close at hand. The area is known for its strong sense of community, excellent schools, and proximity to beautiful countryside walks—offering a truly balanced and enriched lifestyle.

This is a rare opportunity to own a stylish, versatile, and ideally located family home in a prime Hampshire village setting.













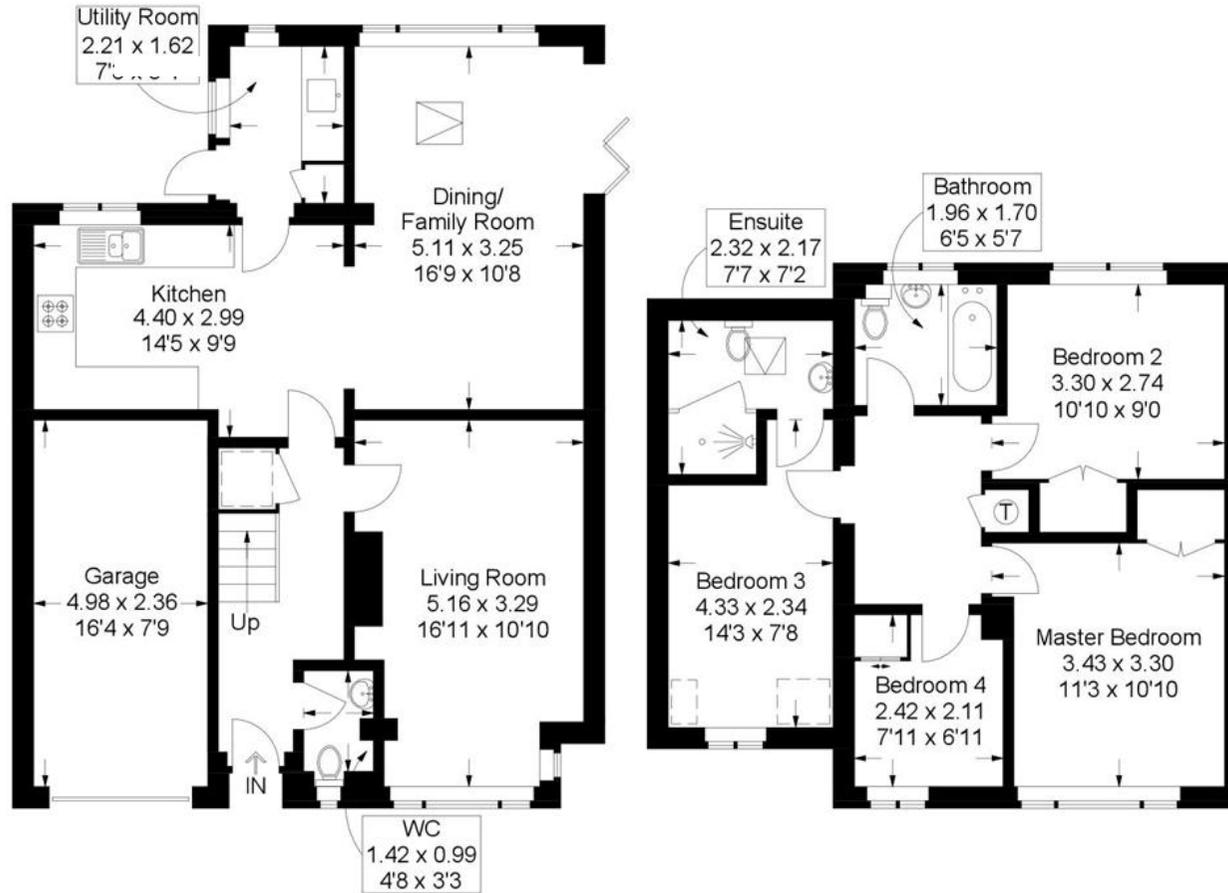
# Paddock End, Denmead

Approximate Gross Internal Area = 125 sq m / 1345 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1.2 sq m / 13 sq ft

Total = 126.2 sq m / 1358 sq ft



Ground Floor

First Floor

 = 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.

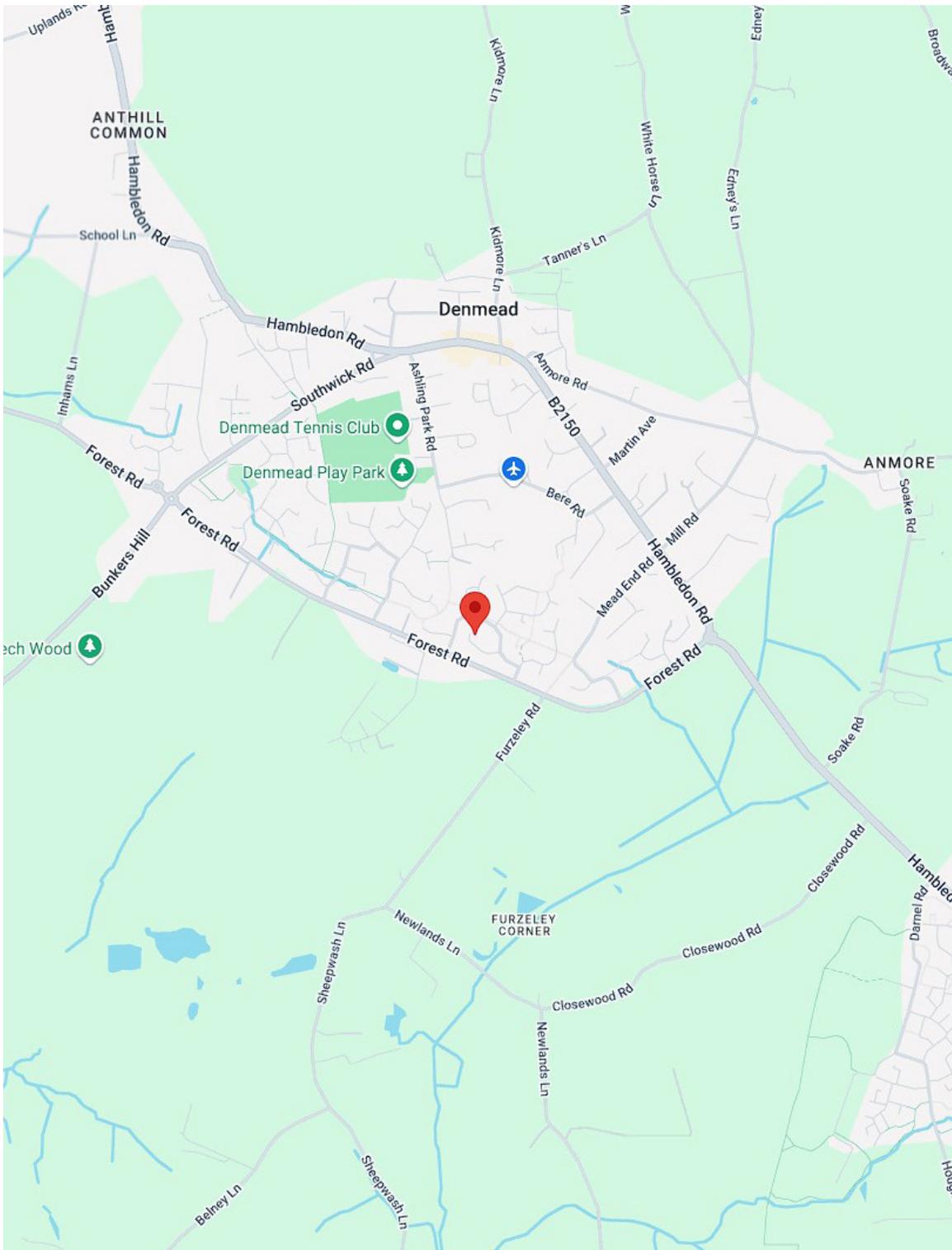


## LOCATION

Denmead is a charming and picturesque village nestled on the edge of the South Downs in Hampshire. Surrounded by rolling countryside and scenic woodlands, it offers a delightful blend of rural tranquillity and modern convenience. Popular with families and professionals alike, Denmead has a warm and welcoming community feel, with a thriving village centre that includes independent shops, cosy pubs, cafés, and essential amenities.

The village is well-served by highly regarded local schools and benefits from easy access to nearby towns such as Waterlooville and Petersfield, as well as transport links to Portsmouth, Winchester, and London. Outdoor enthusiasts will love the abundance of countryside walks, cycling routes, and nearby nature reserves, making Denmead a haven for nature lovers and dog walkers.

With its community events, friendly atmosphere, and beautiful surroundings, Denmead captures the essence of relaxed village living while still being well connected—making it one of Hampshire's most sought-after locations.





## 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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