





AT A GLANCE

-  Garage & Off Road Parking
-  Superb Village Position
-  Directly Opposite Denmead Play Park
-  Three Bedrooms
-  Master Bedroom With En-Suite
-  Family Bathroom
-  Downstairs Cloakroom/WC
-  Garden With Paved Patio Area
-  Modern Kitchen & Modern Bolier
-  Within Easy Walking Distance Of All Amenities





ABOUT THE PROPERTY

This deceptively spacious home, tucked away at the quiet, closed end of Lowland Road, enjoys one of Denmead's most desirable positions—directly opposite the lively village park. With open green space on your doorstep, this charming property places you at the heart of the community while offering peace, privacy, and easy access to everything village life has to offer.

Overlooking the park, the home enjoys a front-row seat to seasonal changes, local events, and everyday moments—whether it's families playing, dog walkers passing by, or a sunset stroll across the green. It's an outlook that few homes can boast and one that brings a real sense of connection to the outdoors.

Inside, the property is smartly presented and thoughtfully laid out. A practical storm porch leads into a welcoming hallway with modern flooring and a convenient downstairs cloakroom. The recently updated kitchen is a standout feature, offering sleek units, quality integrated appliances, a five-ring gas hob, and double ovens—perfect for family cooking and entertaining. The bright living room opens directly onto the rear garden via double glazed doors and includes a generous under-stairs cupboard for added storage.





ABOUT THE PROPERTY

Upstairs are three well-proportioned bedrooms. The master bedroom has a fitted wardrobes and overlooks the park to the front. It has an en-suite including a shower, basin and wc. There is a second double bedroom and a single, along with a family bathroom fitted with a shower, basin, and WC. A large airing cupboard and loft access provide further storage solutions.

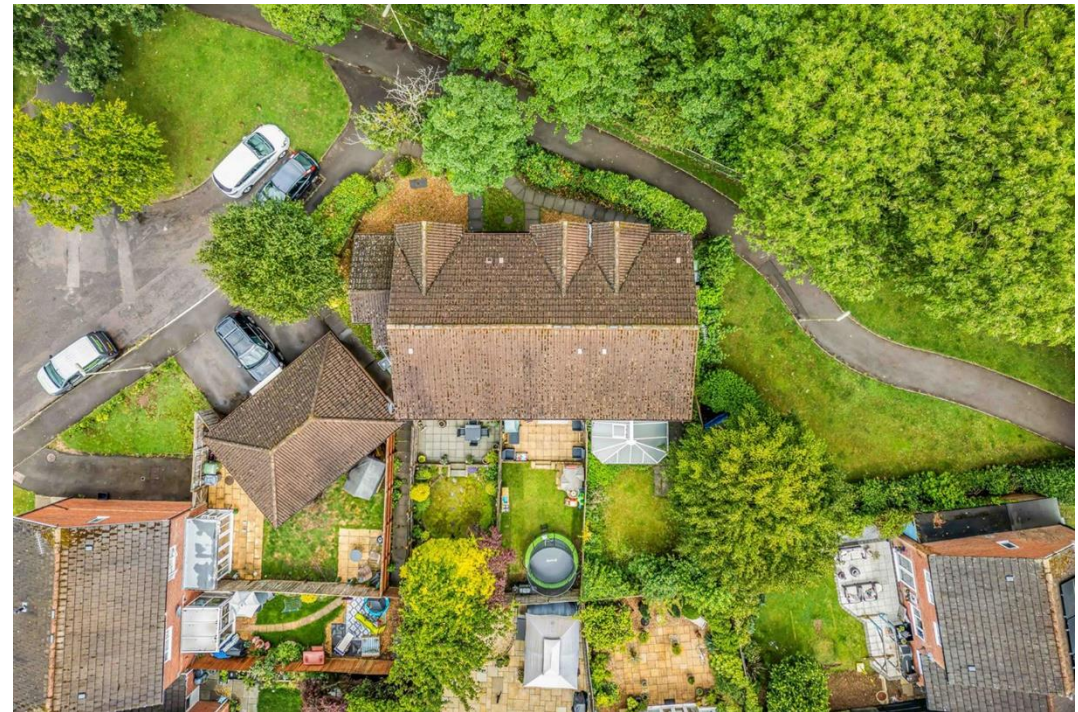
The rear garden is enclosed and private, ideal for al fresco dining, children's play, or simply relaxing in the sunshine. The property also benefits from rear access, off-road parking, and a garage with overhead storage—a rare and valuable asset so close to the centre of the village.

With local shops, pubs, cafés, schools, and countryside walks all just a short stroll away, 12 Lowland Road offers the perfect blend of comfort, convenience, and village charm. Properties in this setting are rarely available, making this a fantastic opportunity to secure a home in one of Denmead's most sought-after locations.





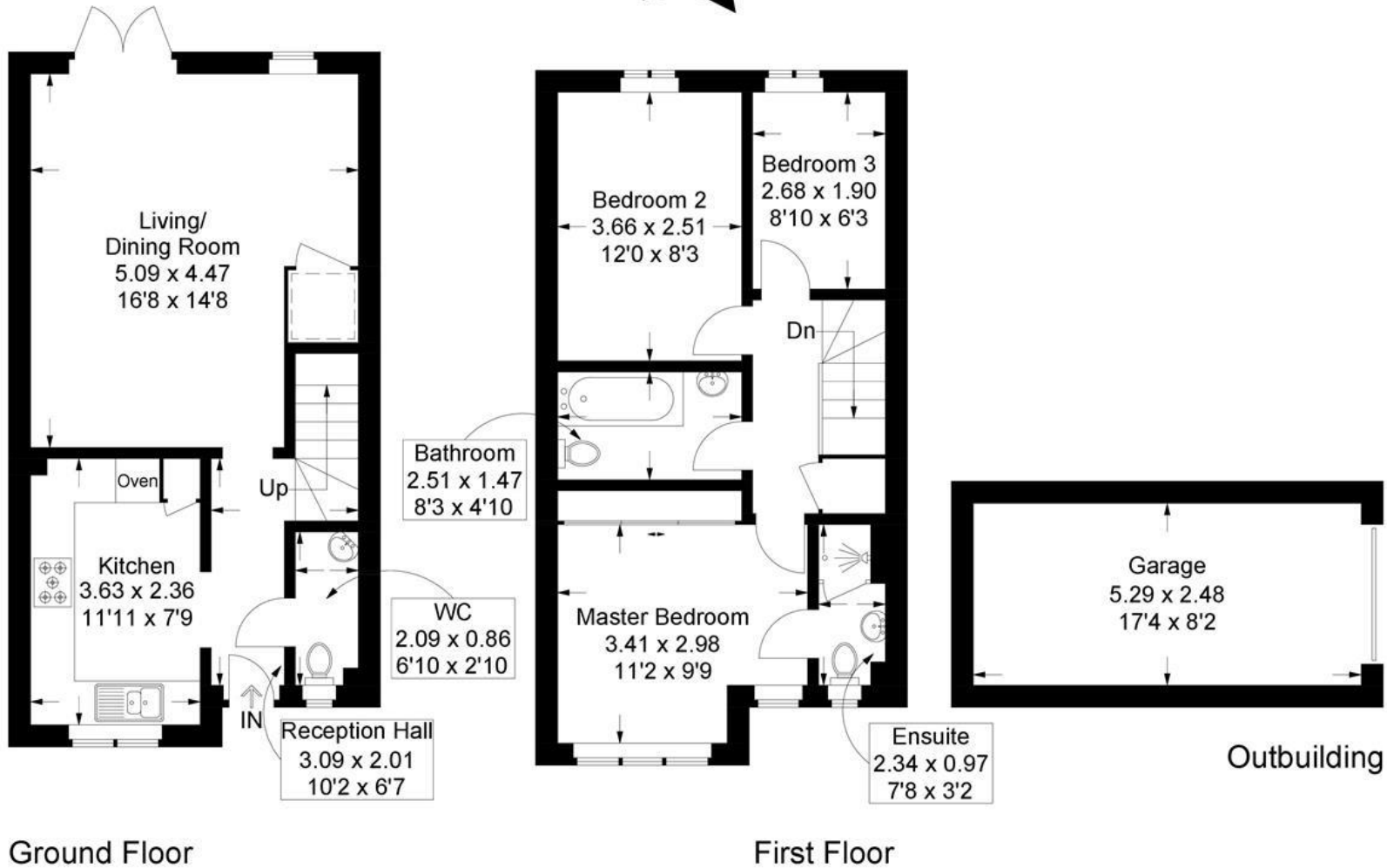






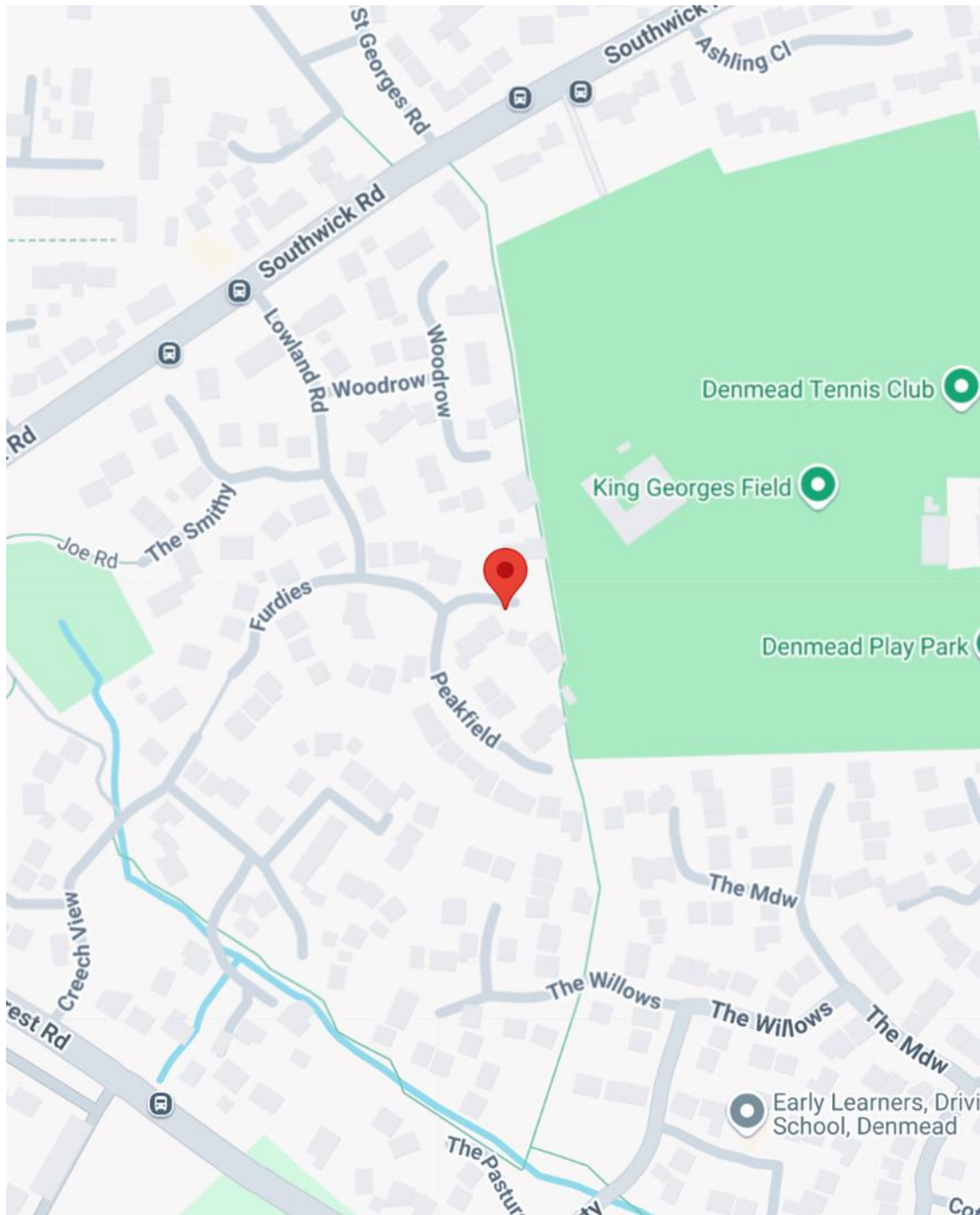
Lowland Road, Denmead

Approximate Gross Internal Area = 76.9 sq m / 828 sq ft
Outbuilding = 13.4 sq m / 144 sq ft
Total = 90.3 sq m / 972 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

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 is a senior director of estate agency and brings over 25 years of experience to the NEXA team. 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.

Christopher is a member at Emsworth Sailing Club where he and his family sail and train.

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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.



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