





AT A **GLANCE**



Superb 1/3 Acre Plot West facing Garden

Exquisite Decor & Stylish Accommodation

Principle Bedroom Suite With Bathroom & Walk in Wardrobe

Two Further Guest Bedrooms With En-Suites

Cinema / Games Room

Beautiful Hi Quality Kitchen With Breakfast Area

Impressive Dining Hall Seating 18 Guests

90ft x 90ft Private West Aspect Garden

Superb Parking For Several Vehicles



ABOUT THE PROPERTY



A truly impressive detached family residence, occupying a substantial one-third of an acre plot in a highly sought-after rural position between the desirable villages of Denmead and Hambledon, with the stunning South Downs National Park close by.

Having been extensively renovated throughout to an exceptional standard, Kings Ride offers over 3,500 sq ft of beautifully presented and versatile accommodation, combining contemporary style, generous proportions and an outstanding setting to create a home ideally suited to modern family life.

The heart of the property is undoubtedly the superb open-plan kitchen and breakfast area, providing a sociable space for everyday family living and entertaining. This flows naturally into the impressive dining hall, where a 12-seater dining table can be extended to accommodate up to 18 guests, making this a particularly impressive home for entertaining.

The principal bedroom is a luxurious retreat, featuring a walk-in wardrobe, four-piece en-suite bathroom and Juliet balcony overlooking the private rear gardens. Two further bedrooms benefit from their own en-suite shower rooms, while three additional bedrooms provide exceptional flexibility for children, guests, home working or multi-generational living.

The generous reception accommodation is equally impressive, with the principal rooms enjoying views and direct access to the west-facing rear garden. A dedicated cinema/games room provides an additional space for relaxing and entertaining away from the main living areas.



ABOUT THE PROPERTY

Throughout Kings Ride, a high level of craftsmanship is immediately apparent, with carefully selected fixtures, premium fittings and high-specification finishes complementing the home's contemporary character.

Outside

The property is approached via a generous front driveway providing ample parking for several vehicles, making it particularly well suited to family gatherings and entertaining. A side gate provides convenient access through to the rear garden.

The private rear garden is a particular highlight, measuring approximately 90ft x 90ft and enjoying an excellent degree of privacy. A substantial lawn is framed by mature shrubs and trees, creating an attractive and peaceful backdrop to the property.

For those who love outdoor entertaining, the covered outdoor kitchen provides the perfect setting for cooking and dining throughout the year, while a generous sun terrace with ample seating overlooks the beautifully maintained grounds. Whether hosting friends and family or simply enjoying the tranquillity of the garden, this is a truly exceptional outdoor space.

Properties of this scale and quality rarely come to the market in such an attractive setting. An early viewing is highly recommended.

For further information or to arrange a private viewing, please contact Christopher Smeed, local property expert, who lives locally and would be delighted to introduce you to Kings Ride.













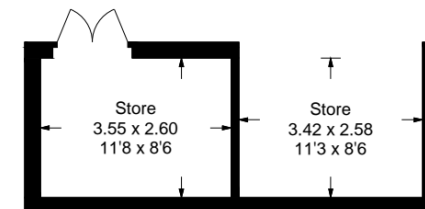
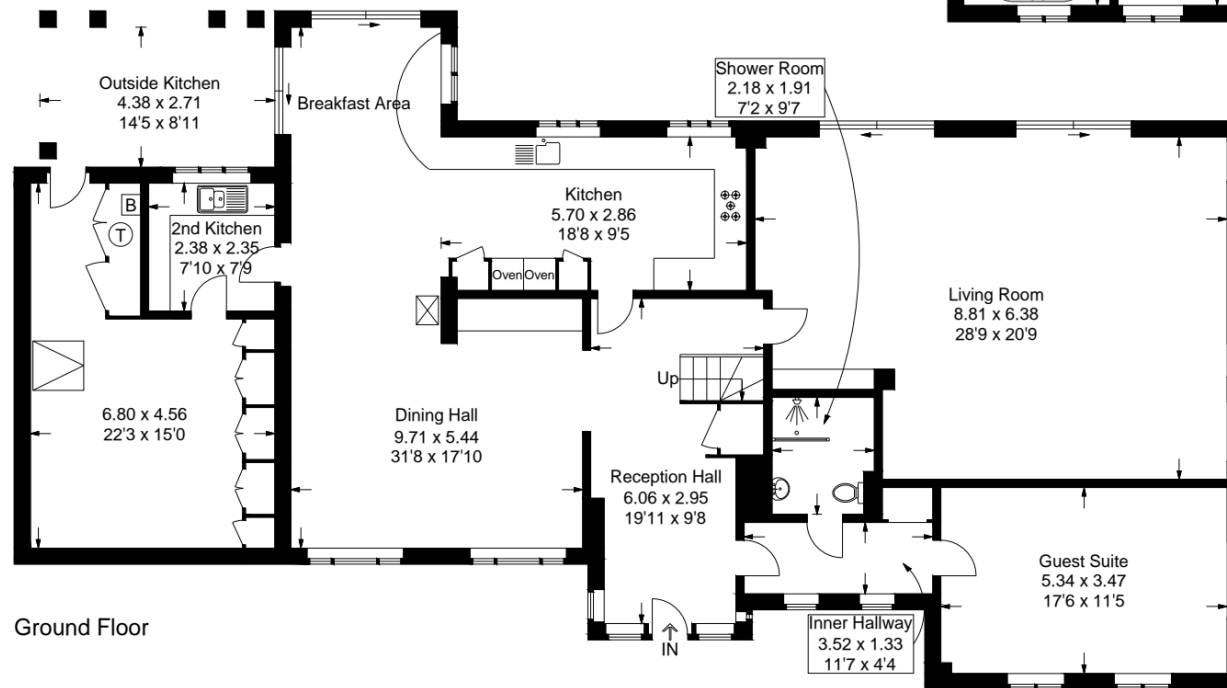
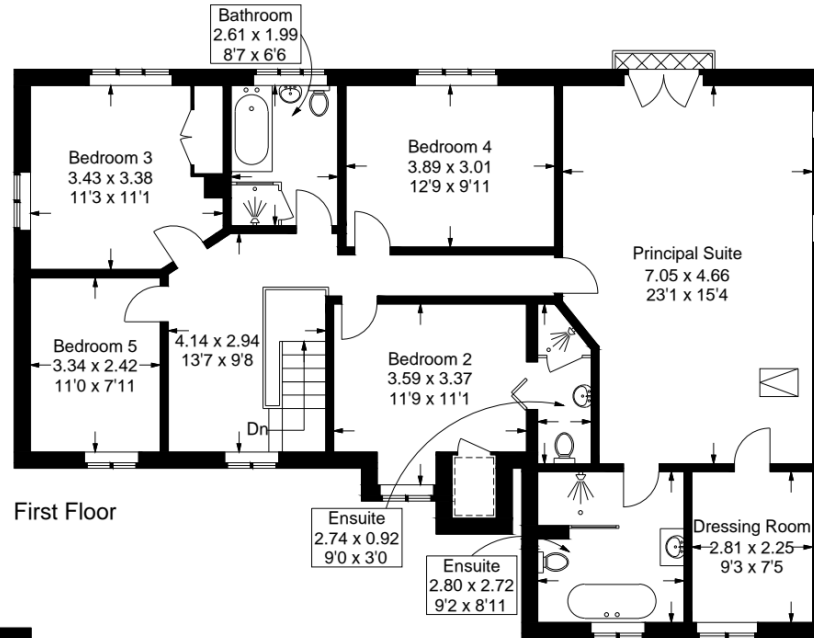


Kings Ride, Hambledon Road, Denmead

Approximate Gross Internal Area = 325.2 sq m / 3500 sq ft

Outbuildings = 37 sq m / 398 sq ft

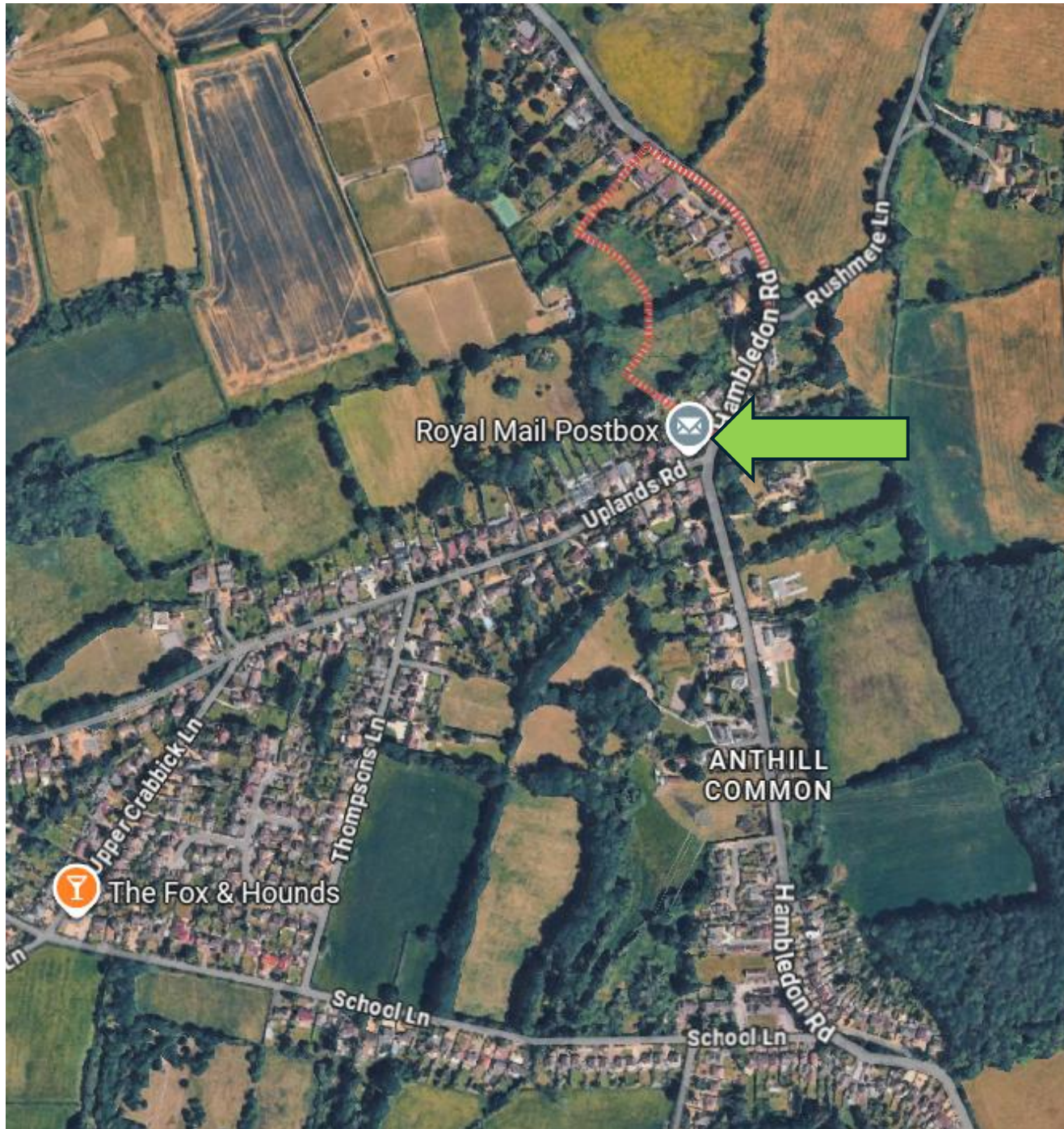
Total = 362.2 sq m / 3898 sq ft



Outbuildings

= 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 highly sought-after, semi-rural Hampshire village that perfectly balances countryside charm with modern convenience. Situated on the edge of the historic Forest of Bere, it offers residents a peaceful lifestyle with immediate access to scenic country walks and an exceptionally mild local microclimate.

Despite its tranquil rural character, the village is highly self-sufficient, featuring a thriving community spirit, independent shops, a health centre, well-regarded schools, and active local business parks.

Its strategic location provides the ultimate convenience: residents enjoy peaceful village living while staying seamlessly connected to Waterlooville just 3 miles away, and major hubs like Portsmouth, Southampton, and Winchester via the nearby A3(M) and M27 corridors.



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.

Christopher Smeed

Client Director - Sales & Lettings



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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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