

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

Worlds End
'Little Lullenden'
HAMBLEDON PO7 4QA
Approx. 0.31 acres



Well positioned in the Countryside with nearby access to Forestry Commission Woodland. A 4 bedroom detached Chalet Bungalow with potential to extend and improve, subject to planning. Detached Garage and garden with Outbuildings.

FOR SALE BY PRIVATE TREATY

PRICE GUIDE £600,000

OFFERS INVITED



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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VIEWING INSTRUCTIONS: By Appointment with the Selling Agent Only. It is essential to view the information available at the website www.gileswheeler-bennett.co.uk prior to contacting the Selling Agent, telephone 01489 896977.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. The Property is approx. 1 mile to the west of the Village of Denmead and within 4 miles of the urban centre of Waterlooville and within approx. 4½ miles of Junction 3 of the A3(M) road to London. Access to the South Downs National Park and the Meon Valley is only a short distance to the north.

DIRECTIONS: The Property is approx. 300m from The Chairmakers Public House <https://www.the-chairmakers-arms.co.uk/> PO7 4QX. Take Apless Lane beside the Pub and head south and Little Lullenden is on the right hand side. Vehicular access to the pasture land is then a further 75 yards down the lane on the right hand side. Access to the Forestry Commission Creech Woods is a little further down Apless Lane on the left hand side.

DESCRIPTION: Little Lullenden comprises a 4 bedroom detached chalet bungalow positioned on a plot extending to 0.31 acres with single detached garage and parking at the front. The garden to the rear comprises lawn, patio, timber building used as an office, concrete storage building and further timber store.

Comprises Land Registry Titles, HP812512 and HP812503 as shown outlined red on the **Site Plan**.

BUNGALOW ACCOMMODATION: See **Floor Plan**. The accommodation extends to an Gross Internal floor area of 1,602ft² (148.8m²).

PROPOSED EXTENSION TO BUNGALOW: The Vendors themselves have been mindful to extend the footprint of the bungalow at the rear on the existing patio outside the kitchen to provide larger kitchen and living space, perhaps incorporating Utility Room. Please see digital elevations later in these Particulars providing some ideas.

CREECH WOODS, THE FOREST OF BERE: The Vendors report that there is ample opportunity for recreation and Public Access in the nearby woodland extending to 450 acres owned by the Forestry Commission <https://www.forestryengland.uk/forest-planning/forest-ber-forest-plan> including walking, cycling and horse riding.

SERVICES: Mains electricity and water connected. Septic Tank. Underfloor heating installed to parts of the ground floor. Electric Radiators.

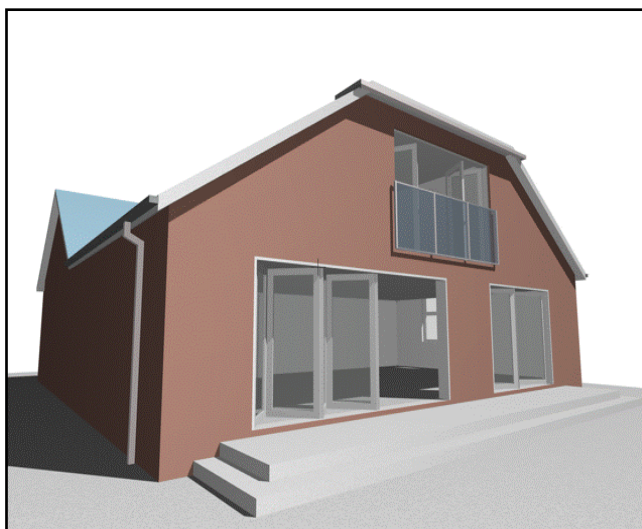
COUNCIL TAX: Property Band = E for year 2022/2023 = £2,369.41.

JAPANESE KNOTWEED: In preparation for this marketing campaign the presence of a small area of Japanese Knotweed has been identified in the rear garden along just inside the boundary fence.

A Survey Report has been undertaken and the Vendor has instructed and paid for an appropriate contractor (<https://inspectaslr.co.uk/>) to undertake an appropriate treatment programme. 15 Year Japanese Knotweed Management Plan (KMP) that includes 3-years' herbicidal treatment with an additional 2-year monitoring period complete with a 10-year warranty that covers your entire property boundary backed by insurance policy as set out at Page 3 of the Survey Report. The plant is some 19m away from the structure of the bungalow. See Full Report available on Selling Agent's website - [Full Report](#)

LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. [http:// www.winchester.gov.uk/](http://www.winchester.gov.uk/).

PROPOSED EXTENSION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



For Further Information Contact:

Dominic Plumpton

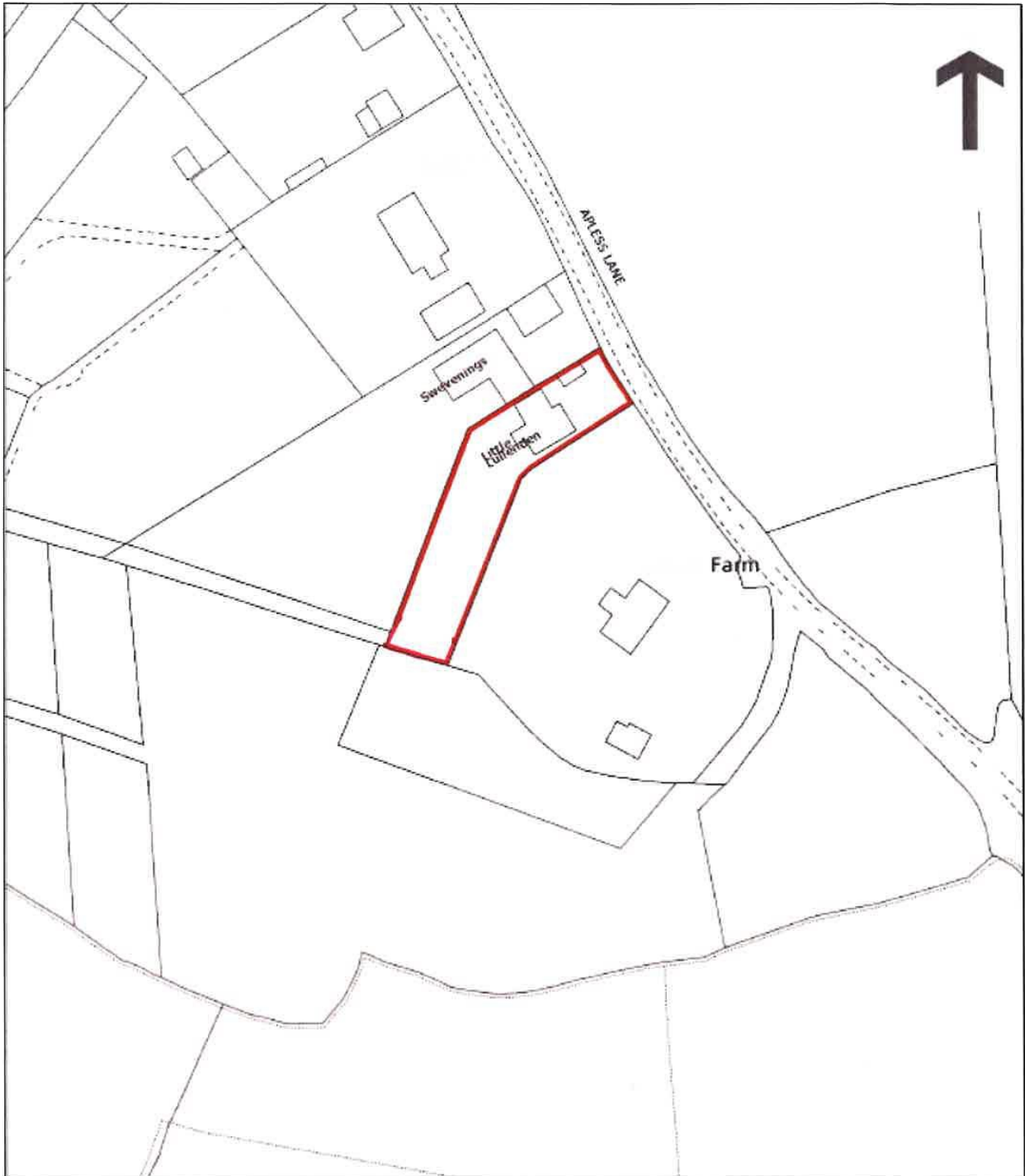
Tel: 01489 896977 Mob: 07780 000201

Email: dominic@gileswheeler-bennett.co.uk

OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.



SITE PLAN

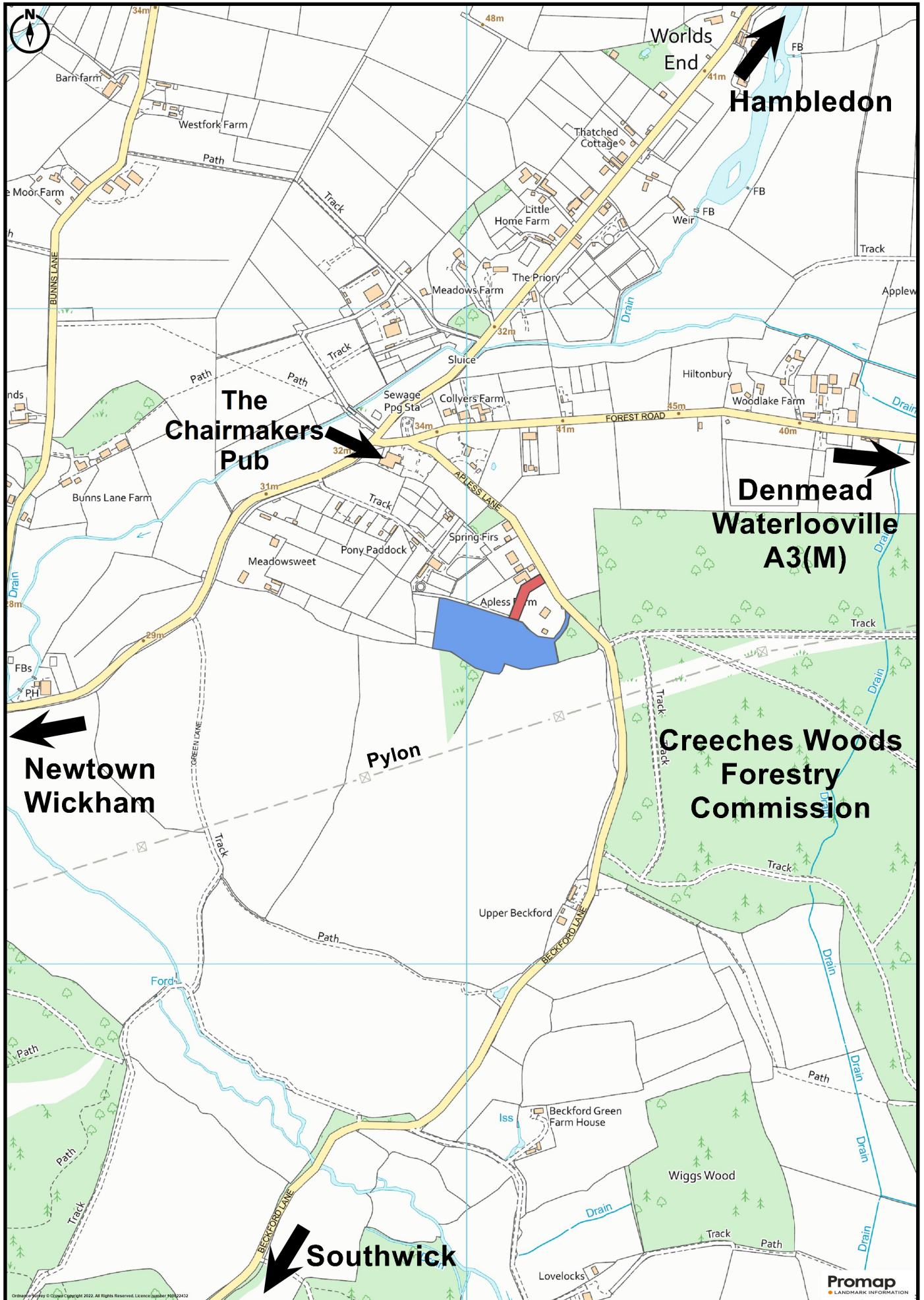


Subject to Survey

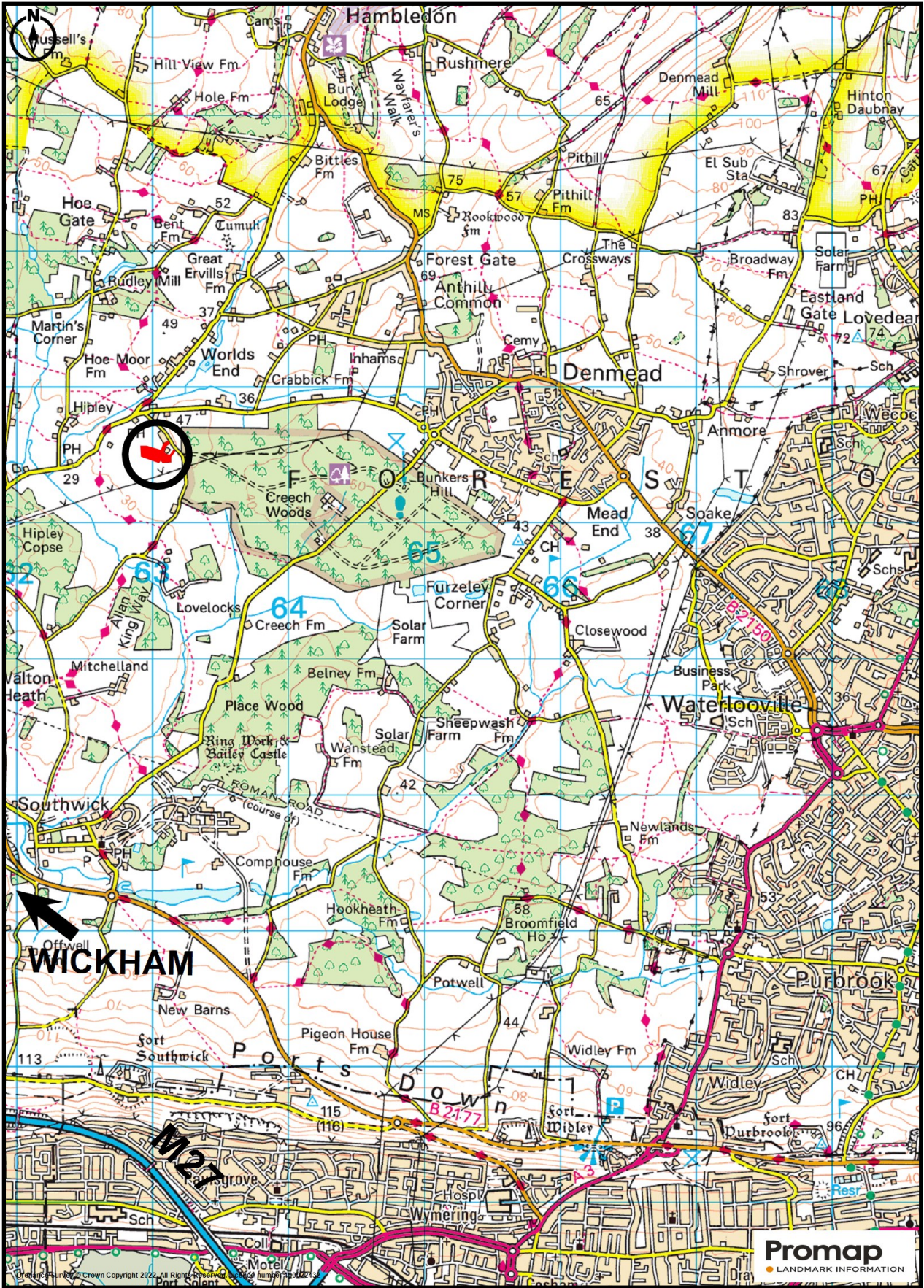




LOCATION PLAN 1



LOCATION PLAN 2



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.