



THREE GABLES

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INTRODUCTION

A truly unique opportunity to purchase this substantial detached residence offering over 4000sq ft of accommodation set in established grounds stretching over three acres and benefiting from a high degree of privacy. Although requiring refurbishment and updating throughout the property offers huge potential to create an amazing family home. Believed to date back originally from the 1930's the property has been extended and reconfigured a number of times over the years and now offers hugely flexible accommodation. There are several outbuildings including a detached garage with a room over and a 30ft detached pool house. The property is conveniently situated close to a range of local amenities, superb schooling and transport links including a mainline railway station only a short drive away in Hedge End along with M27 motorway links and Southampton airport at Eastleigh. The accommodation briefly comprises on the ground floor four main reception rooms, including a feature 30ft drawing room, sitting room, family room and games room, kitchen, separate utility room, ground floor bedroom with ensuite facilities and a further family bathroom. On the first floor there are five bedrooms along with a..... room with roof terrace and a main bathroom.

LOCATION

Three Gables is set along a quiet lane in the heart of the popular village of Durley. Durley itself benefits from its own primary school, church, two pubs, village hall and green. The pretty market town of Bishop's Waltham is also only minutes away, as is neighbouring Botley which lies half an hour drive from Winchester City Centre and offers move extensive shopping recreational and leisure facilities. Botley also has a mainline railway station.



INSIDE

The front door opens into the entrance hall which has glazed double doors opening to both the drawing room and the main sitting room. The entrance hall also provides access to a large storage cupboard along with the ground floor shower room. The shower room is fitted with a low level wc, sink unit and corner shower. The main sitting room is a large double aspect room measuring 29ft in length which is open plan with the kitchen, there are windows and doors opening out to a large deck overlooking the properties grounds. The drawing room is an impressive reception room measuring over 30ft in length with wood flooring, stairs leading to the first floor and a feature fireplace. Both the main sitting room and the drawing room have double doors opening to a courtyard found in the centre of the property. The drawing room also opens out into an additional 34ft walled courtyard garden. To the rear of the property the kitchen has been fitted with a range of wall and base units with work tops over, various display units, space for appliances, a tiled floor and door to the side aspect. There is also a separate utility room with further storage. An inner lobby provides access to the remaining reception rooms along with the ground floor bedroom and bathroom. Both the family room and the games room are well proportioned, light and bright double aspect rooms. The games room has double doors opening out to a rear patio area. The ground floor bedroom is a large room and has a bay window to the rear aspect, double doors to the side and en-suite facilities comprising a low level wc, wash hand basing and walk-in shower.

On the first floor the landing provides access to all five bedrooms along with the family bathroom and has a range of fitted storage cupboards, a window to the side aspect and provides access to the roof terrace, which enjoys views of neighbouring fields. The master bedroom can be found to the front of the property and is a triple aspect room with windows to the front and side. Both bedrooms four and five can also be found to the front of the property and have windows to the side. Bedrooms two and three and well-proportioned double aspect rooms found to the rear of the property and have eves storage. From the landing a door opens through to a storage area which has sloping ceilings, velux windows and provides access to the roof terrace which measures 13ft in length and has an outlook to the rear of the property.





OUTSIDE

Double gates provide access to a long sweeping treelined driveway approaching the main property. To the front of the property there is parking for a number of cars along with a turning circle. The grounds are a particular feature of the property and include many mature trees, various wooded areas with large lawn and decked areas. There is a large treelined lake with a privet aspect.

The timber framed pool room offers a heated pool with water slide, ceiling spotlights under lighting, changing room facilities, sauna along with a separate boiler room. The detached double garage has two up and over doors, power and light and the benefit of a room over which measure 24ft in length and has various Velux windows. There is a further garage/workshop measuring 20ft.

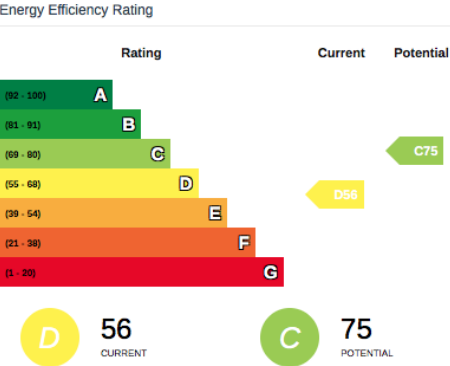




MEASUREMENTS

MAIN HOUSE = 4454 SQ FT/414 SQ M
GARAGE BUILDING & WORKSHOP = 1173 SQ FT/109 SQ M
SWIMMING POOL = 1620 SQ FT/151 SQ M
DECKING & TERRACE EXTERNAL AREA = 261 SQ FT/24 SQ M

FLOORPLAN



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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