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O'HARA
PROPERTIES & ESTATES

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O'HARA
PROPERTIES & ESTATES

LONDON ROAD | WATERLOOVILLE | PO7 5EW

£900,000

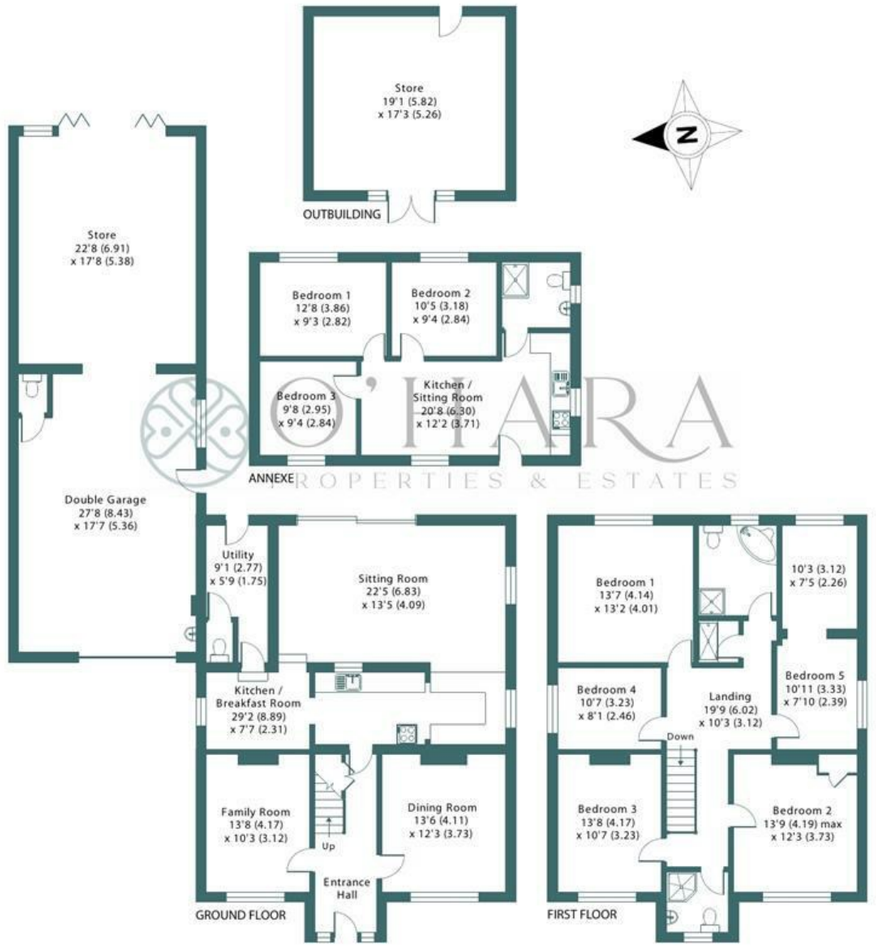
WELCOME *Home*

Welcome to London Road, Widley. This double fronted detached eight bedroom home provides the perfect opportunity for someone who is looking for their forever home with a renovation project, whilst having the ability to have their own business on site. Currently set up for a car sales business, this plot has ample opportunity to become the perfect home/work hub for any small business across a number of different industries.

This property is a must view due to the nature of the layout of the plot, and is highly recommended for anyone in search for the perfect mix of residential and commercial.

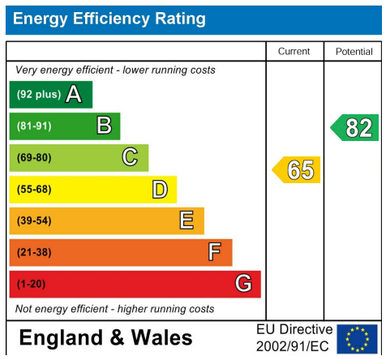
London Road, Widley, Waterlooville, PO7

Approximate Area = 2228 sq ft / 206.9 sq m
Annexe = 593 sq ft / 55.1 sq m
Garage / Store = 907 sq ft / 84.3 sq m
Outbuilding = 332 sq ft / 30.8 sq m
Total = 4060 sq ft / 377.1 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for O'Hara Properties and Estates Ltd. REF: 1011690



FRONT DRIVE

As you approach this 1930's constructed property, you are met with a front parking lot laid with limestone gravel that can be utilised in it's current state as a car sales lot, or a visitors car park for any commercial business to be housed. This forecourt can currently hold up to 25 cars and also contains a separate sales office to the right on the lot.

PROPERTY DESCRIPTION

The property provides huge potential for someone looking for a renovation project. A perfect home for a family, each room provides larges spaces to accommodate different styles of living.

As you walk into the property you are met with large hallway space containing the stairs to lead to the upper floor. To either side of the hallway you are met with two large reception rooms that can be utilised for a variety of different living styles including living rooms, play rooms, or at home office space. These rooms could also be further utilised as a part of business space.

As you walk to the back of the property you are met with a long kitchen that stretches into a breakfast room area to the left, whilst the right opens up to the living space via a breakfast bar. This area of the home has a fantastic foundation to really upgrade and modernise this living space to a modern open plan living style.

The utility with W/C is perfect to be turned into a boot room style cloakroom with access to the back garden and via the garages, back to the front of the property.

Upstairs there is a large landing area, which again, could be transformed and updated to a useable space. There are five large sized bedrooms, with bedroom five being split into two different spaces. There is a main bathroom with bath and separate shower, and a separate shower room at the back of the property, whilst a smaller shower room bathroom sits at the front.

Outside you have the main back garden with small patio, raised flower beds and a good sized lawn area.

You can then find a further three bedrooms and small living space in the cabin to the back end of the garden. This space is also provided with its own smaller garden largely laid to lawn for added privacy.

GARAGE AND OUTDOOR SPACES

To the left of property you will find a triple garage space with its own toilet. This is currently being used as a working garage in front double space, with the single part of the garage being used for valeting. Behind this triple garage is a smaller courtyard garden with greenhouse. This connects you to a further outbuilding that can utilised for storage.

Behind the outbuilding is another area that is semi-covered that can be used for further storage or an outdoor space should your business needs require it.

This property is a must-view for anyone looking for a solution that provides a space for a home and commercial business. Please contact O'Hara properties & Estates for a viewing now.

USEFUL INFORMATION

Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Garage, Rear, Gated, Driveway, Covered, Private, and Off Street
Building safety issues: No
Restrictions - Listed Building: With agent
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Family Room

Dining room

Kitchen / Breakfast room

Utility Room

Sitting room

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Bedroom 6

Bedroom 7

Bedroom 8

Sitting room

Double Garage

Store 1

Store 2

FEATURES

- RESIDENTIAL/COMMERCIAL USE PLOT
- RENOVATION PROJECT
- EIGHT BEDROOMS
- THREE RECEPTION ROOMS
- FOUR BATHROOMS
- TRIPLE LENGTH GARAGE
- SECRET GARDEN
- CHAIN FREE SALE