



## WOODPECKERS ASHLAKE COPSE LANE FISHBOURNE, PO33 4AG

£675,000  
FREEHOLD

STUNNING HOME !!! 5 BEDROOM EXECUTIVE HOME WITH - 2 EN-SUITE'S. WALK-IN WARDROBE. LARGE DRIVEWAY. IDEAL HOME OFFICE. INTEGRAL GARAGE. Versatile accommodation for any growing family. Well presented throughout.

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# WOODPECKERS ASHLAKE

- 5 bedroom detached • Versatile accommodation • Sought after area • Tucked away position • Garage and gardens



A raised decked veranda leading to:

Double glazed door to:

**Entrance hallway**

Gallery stairs leading to the first floor. Under stairs storage. Doors to:

**Lounge 22' x 19'08 (6.71m x 5.99m)**

Large airy room. Double glazed windows to both front and rear aspects. Double glazed door to large decked area and garden. Two radiators. Open fire with tiled hearth and surround and wooden mantle. TV point. Double doors to:

**Kitchen / Diner 21'7 x 11'10 min 21'2 max (6.58m x 3.61m min 6.45m max)**

Large open plan kitchen/diner. Fully fitted kitchen with matching wall, base and drawer units. Bin storage and pull out larder units. Fitted dishwasher. Free standing Gas Range oven with 5 gas burners and heated plate facility. Fitted american fridge/freezer. Sink and drainer with mixer tap. Additional matching storage through to the dining area with a fitted breakfast bar and space for a wine chiller. Ample room for dining table and chairs. Double glazed windows to both front, rear and side aspects. Radiator. Door to:

**Utility room 6'04 x 5'05 (1.93m x 1.65m)**

Double glazed door to side aspect. Large cupboard for storage and wall hung boiler. Space and plumbing for washing machine and tumble dryer.

**second lounge/ sun room 14'08 x 10'06 (4.47m x 3.20m)**

Double glazed patio doors to both rear and side aspects. Radiator. High level double glazed window.

**Bedroom 5 10'5 x 8'05 (3.18m x 2.57m)**

Double glazed doors to decking and garden. Radiator. Door to garage.

**Cloakroom**

Double glazed window to front aspect. Low level WC. Hand basin.

**Stairs to first floor**

**Landing**

Loft access. Radiator. Airing cupboard housing water tank and shelving. Doors to:

**Family bathroom 8'2 x 6'5 (2.49m x 1.96m)**

Double glazed window to side aspect. Radiator. Bath with shower over. Low level WC. Hand basin. Radiator.

**Bedroom 3 10'11 x 10'3 (3.33m x 3.12m)**

Double glazed window to rear aspect. Radiator. Built in double wardrobe.

**Bedroom 2 10'5 x 15'2 (3.18m x 4.62m)**

Double glazed windows to rear aspect. Radiator. Walk in wardrobe. Door to;

**En - suite**

Double glazed window to rear aspect. Radiator. Hand basin. Low level WC. Shower cubicle.

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### Master bedroom 12'2 x 10'2 (3.71m x 3.10m)

Double glazed window to front aspect. Radiator.

Doors to:

### Dressing room 10'01 x 5'06 (3.07m x 1.68m)

Double glazed window to front aspect. Radiator.

Fitted wardrobes and shelving.

### En suite

Over size shower . Low level WC. Hand basin with vanity storage. Heated towel rail.

### Bedroom 4 10'03 x 8'08 (3.12m x 2.64m)

Double glazed window to to rear aspect. Radiator.

### Outside

Rear: Fully enclosed garden with mature plants and shrubs. Mainly laid to lawn. Large decked area.

Gravel planted area. Summer house. Raised area with two sheds. Path to front.

Front: Horseshoe shaped drive with parking for ample cars. Mainly laid to lawn with mature trees and shrubs.

Garage: Electric door.

A declaration is made that the vendor of this property is a member of staff of Wootton Estates Ltd t/a Wootton Estate Agents.





TOTAL FLOOR AREA : 2253 sq.ft. (209.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# W | Williams

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements