

Situated in a prestigious location and just one road back from seafront is this individual and substantial six bedroom detached family home. The property enjoys generous living accommodation arranged three floors and is set within beautiful established gardens. There is a detached double garage and parking to both the front and rear.

**The Accommodation Comprises:**

Double opening original period leaded light glazed doors to:

**Entrance Porch**

Twin lockable storage cupboards fitted with shelves and wine racks, double opening glazed doors to:

**Reception Hall**

Quarry tiled flooring, oak stairs to first floor, feature circular stained glass window, antique dual fuel Jotul cast iron stove, corner storage cupboard housing serviced three zoned alarm system.

**Drawing Room**

Triple aspect room with bay window overlooking the rear garden, additional bay window with double opening French doors leading to Garden Room, and bow window to front elevation, cedar wood flooring, feature beams to ceiling, inglenook fireplace with living flame gas fire, radiator.

**Garden Room**

Enjoying views and access onto the wraparound gardens, with roof lights, gas fireplace, feature beams and tiled flooring.

**Formal Dining Room**

Bay window to front elevation, feature fireplace with attractive brick surround, feature beams to ceiling, radiator.

**Cloakroom** 4' 7" x 6' 9" (1.40m x 2.06m) **maximum measurments**

WC, modern glass wash hand basin, radiator, window to side elevation.

**Kitchen/Breakfast Room** 16' 1" x 13' 1" max (4.90m x 3.98m)

Fitted with a range of base cupboards and matching eye level cabinets, open shelves and glass-fronted cabinets, gas-fired Aga range cooker, double bowl sink unit with mixer tap and filtered drinking water tap, space for table and chairs, double aspect with windows to rear and side elevations, traditional walk-in pantry with storage shelves, door to:

**Summer Kitchen**

Base cupboard units, spaces for oven and fridge/freezer, under counter space for additional appliances, space and plumbing for dishwasher, double bowl sink unit, window to rear elevation, wall mounted gas boiler.

**Side Lobby**

Fitted coat cupboard and drawers, window and door to:

**Utility Room**

Windows to side and rear elevations, door to rear garden, fitted with base cupboards and sink unit, space and plumbing for washing machine and tumble dryer, polycarbonate roof with openers, folding work bench, quarry tiled flooring.

**Study/Gym**

Window to front elevation, laminate flooring, metal cupboard and filing cabinet, bookshelves in wall recess.

**First Floor Landing**

Airing cupboard housing one of two hot water tanks, stairs to Second Floor.

**Bedroom One**

Bay window to front elevation, fitted with a range of built-in wardrobes, matching dressing table, overbed storage and bedside cabinets, radiator, door to:

**En Suite** 9' 3" x 6' 8" (2.82m x 2.03m)

Window to side elevation, WC, bidet, wash hand basin, walk-in shower with mains waterfall shower over, cupboard housing shower pump.

**Bedroom Two**

Double aspect with windows to side and rear elevations, built-in wardrobes.

**Bedroom Three**

Double aspect with windows to rear and side elevations, radiator, built-in book shelves.

**Bedroom Four**

Double aspect with windows to front and side elevations, built-in wardrobes, radiator.

**Bedroom Five**

Double aspect with windows to front and side elevations, built-in wardrobes, radiator.

**Family Bathroom** 8' 8" x 6' 0" (2.64m x 1.83m)

Window to rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with mains shower fitted with power pump.

**Second Floor Landing**

Currently being used as a seating area/reading nook, access to eaves storage.

**Bedroom Six**

Double aspect with windows to both sides, built-in wardrobes, radiator, delightful rooftop views towards the Solent and Isle of Wight.

**Second Bathroom** 8' 1" x 5' 5" (2.46m x 1.65m)

Velux window, WC, wash hand basin set in vanity unit, corner bath with shower attachment, airing cupboard housing second water tank which is connected to solar thermal panels.

**Outside**

The property is set within beautiful secluded established gardens which are primarily laid to lawn and enclosed by brick wall and original oak fencing with mature boarders, Cox's Orange Pippin and James Grieve apple trees, pear tree, raspberry bushes and strawberry patch. There is a superb paved entertaining area with oak-pillared pergola, built-in BBQ and bar, ideal for alfresco dining as well as an established stocked fish pond. There is also a second secluded patio area behind the kitchen. There is also a workshop with double opening doors. There is parking to the front and rear and a detached double garage with remote controlled door, power and light connected and courtesy door to garden. Solar panels fitted to southern aspect of roof.





General Information

Construction: Traditional  
Water Supply: Portsmouth Water  
Electric Supply: Mains  
Gas Supply: Mains  
Sewerage: Mains  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: <https://www.gov.uk/check-long-term-flood-risk>  
Tenure: Freehold  
Council Tax Band: G

Vendor Information

The Vendors have provided the following information:

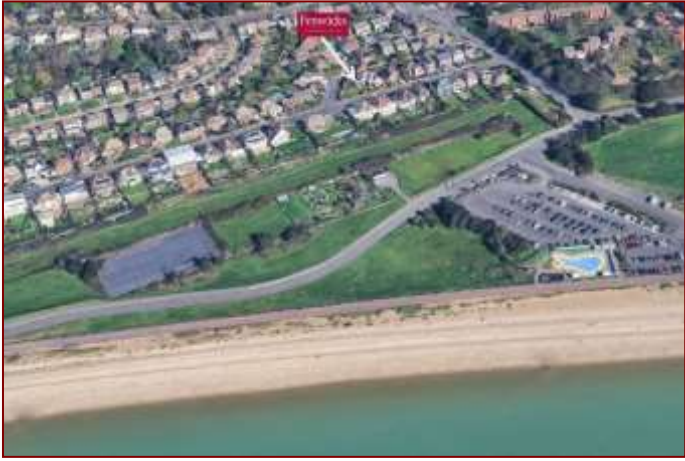
The windows and doors are double glazed (with the exception of the period front door), and there is cavity wall insulation.

Central Heating and Hot Water Systems: The central heating has two 28mm circuits at First Floor level, giving independent control of the ground floor and upper floors heating.

The solar water heating system has been in place for over 25 years and enables pre-heating or by-pass of hot water tanks dependent on temperature. The system has been recently updated to current standards.

Broadband and communications: There is a category 5e/6e internet wiring externally from Reception Hall to Study, to the TV point in the Drawing Room, and to the Garden Room for speedy broadband.

For improved, Hi-Fi there is a separate consumer unit providing power via Kimber Cable to unswitched sockets in the Drawing Room.



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\*DRAFT DETAILS\*

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