



North End Grounds Villa, 1 Wadham Road, North End, Portsmouth, Hampshire, PO2 9ED

TOWN & COUNTRY
SOUTHERN



- An Imposing Late Georgian Villa Built Circa 1833
- Four Bedrooms
- Two Reception Rooms
- 31' Kitchen / Dining Room

PROPERTY SUMMARY

An imposing, Georgian / early Victorian Villa believed to have been built circa 1833. The white stucco rendered villa sits below a traditional slate pitched roof with a symmetrical style frontage and impressive doorway. On entering the hallway the feature staircase with galleried landing over

and 18' ceiling height clearly depict the architecture and build of the era, the hallway itself creating another living room, set off this area is a formal drawing room and 30' kitchen incorporating dining and family seating area as well as a separate cloakroom. On the first floor are four bedrooms and a feature bathroom with a free standing claw

footed bath and separate shower. The low maintenance garden wraps round one side into the rear garden although there is plenty of space at the front of the house, accessed by a brick pillared gateway and providing off road car parking for a number of cars as well as paved patio areas.



Having high ceilings, large panelled doors, architraves and ornate ceiling coving with the grandeur hallway, double glazing, central heating and car parking facilities as well as being located within easy access of local shopping amenities, bus routes and recreation grounds, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE

Brick pillared gateway with retaining walls to either side with railings over and double wrought iron gates leading to driveway with off road car parking for numerous cars (the adjacent two homes have access over the entrance and one allocated parking space each), raised crazy paved areas with mature shrubs, twin storm doors with glazed panel over leading to:

PORCH

Cloaks hanging area, tiled flooring, radiator, twin dado rails, power points, internal glazed door with matching windows to either side leading to hallway.



SEPARATE CLOAKROOM

Low level w.c., pedestal wash hand basin, ceramic tiled to half wall level, heated towel rail, tiled flooring, double glazed frosted glass window to front aspect, wall light, high ceiling, panelled door.

IMPRESSIVE HALLWAY

16' 0" x 14' 7" (4.88m x 4.44m) Feature wrap around balustrade staircase and galleried landing over, maximum central ceiling height 18'5", ornate ceiling coving, twin dado rails, high skirting boards, radiator, wooden flooring, feature newel posts and balustrade, large architraves, panelled doors, recessed area with built-in bar and range of shelving, understairs storage cupboard, radiator, built-in low level cupboard housing gas meter.



SITTING ROOM

15' 11" x 15' 10" (4.85m x 4.83m) Central ceiling rose with ornate cornicing and coving, high level picture rail, dado rail, two double radiators, power points, double glazed window to side aspect, high skirting boards, full height double glazed window to front overlooking driveway and entrance, surround fireplace with granite inlay and hearth with electric fire (not tested), panelled door.

KITCHEN / DINING & FAMILY AREA

31' 0" x 12' 3" decreasing to 11'2" at narrowest point and maximum of 17'10" into bay window (9.45m) Family area: original ceiling coving, double glazed window to rear aspect overlooking garden, radiator, central ceiling rose, second radiator, brick surround fireplace with matching brick hearth and wooden sill over with wiring for wall mounted T.V, door to hallway, peninsular style low level breakfast bar divide leading to: Kitchen area: comprehensive range of matching wall and floor units with roll top work surface, wine rack, range of drawer units, space for free standing gas range with extractor hood, fan and light over, under unit lighting, tall



pull out larder style unit with central space for American style fridge/freezer with matching unit to other side and storage cupboards over, twin double glazed doors leading to side garden, integrated washing machine and dishwasher with matching doors, dresser style unit with range of drawers and storage cupboards, one wall mounted unit housing 'Vaillant' boiler supplying domestic hot water and central heating. Power points, inset 1½ bowl sink unit with mixer tap and cupboard space under, window overlooking rear garden, Dining area: feature bay window with central doors and full height windows to either side leading to rear garden, tiled flooring, ceiling roses and coving.

FIRST FLOOR

Split level landing wrapping over hallway with double glazed window to front aspect, main landing with gallery, ornate ceiling coving, radiator, dado rail, to one wall is a range of built-in storage cupboards some with glazed panelled doors incorporating bookshelf library area, storage shelving and airing cupboard, doors to primary rooms, doorway to:

INNER HALLWAY

Wood laminate flooring, power points, dado rail, access to loft space.

BEDROOM 1

16' 10" x 14' 2" into bay window (5.13m x 4.32m) Double glazed bay window with central doors overlooking rear garden, wooden flooring, radiator, comprehensive range of built-in bedroom furniture including wardrobes, chest of drawers, work surfaces, over bed storage cupboards and shelving, wall lights, power points, textured ceiling, panelled door.

FAMILY BATHROOM

White suite comprising; feature claw footed free standing bath with separate mixer tap and chrome furniture, close coupled w.c with twin flush, pedestal wash hand basin with mixer tap, chrome heated towel rail, fully ceramic tiled to floor and walls, double glazed window overlooking garden, high ceiling, extractor fan, corner shower cubicle with curved panelled door and 'Mira' shower, panelled door.

BEDROOM 3

16' 1" x 8' 5" (4.9m x 2.57m) Double glazed window to side aspect, wood laminate flooring, power points, radiator, textured ceiling, panelled door.

BEDROOM 2

12' 2" x 9' 9" (3.71m x 2.97m) Double glazed window to side aspect, textured ceiling, panelled door, radiator, power points.

BEDROOM 4

12' 3" x 5' 8" (3.73m x 1.73m) Range of built-in bedroom furniture including, wardrobe with drawers under and storage cupboards over, overhead storage cupboards, wood laminate flooring, power points, double glazed window to front aspect overlooking driveway, radiator, ceiling coving.

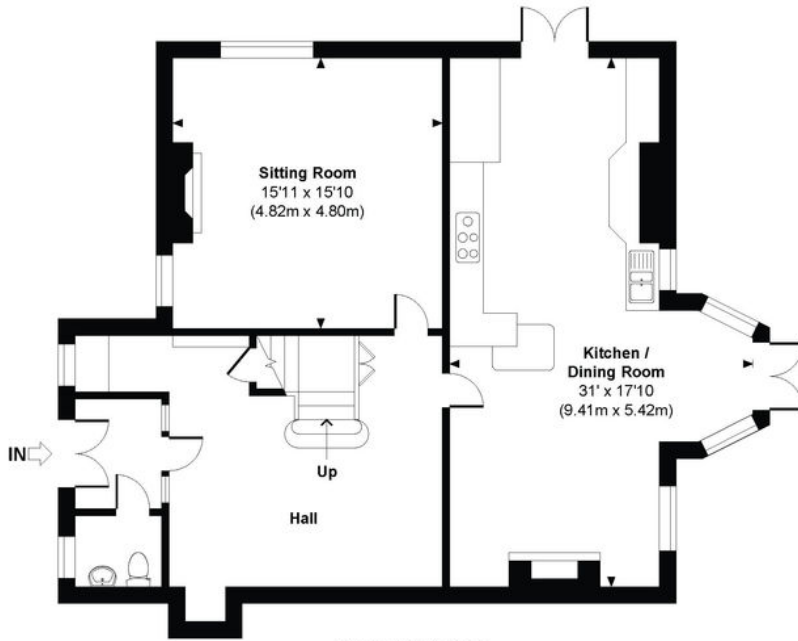
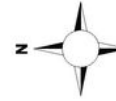
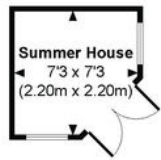
OUTSIDE

To the front is a pillared gateway with white coping stones over, brick retaining walls to either side with railings and wrought iron gate providing access to No.1, 1a & 1b, parking for 1a & b is to the front of their properties with the remaining parking and turning area belonging to No.1. Raised patio areas with maturing shrubs and bushes, to the left hand side of the property is gateway with retaining wall and crazy paved pathway leading to left hand side garden, wedge shaped courtyard garden, crazy paved with large raised rockery area with external lighting, from this area is a pathway leading to the rear garden. Split level rear garden laid to crazy paved, enclosed by walls on all sides with flowering borders and external security lighting, rotary line area.

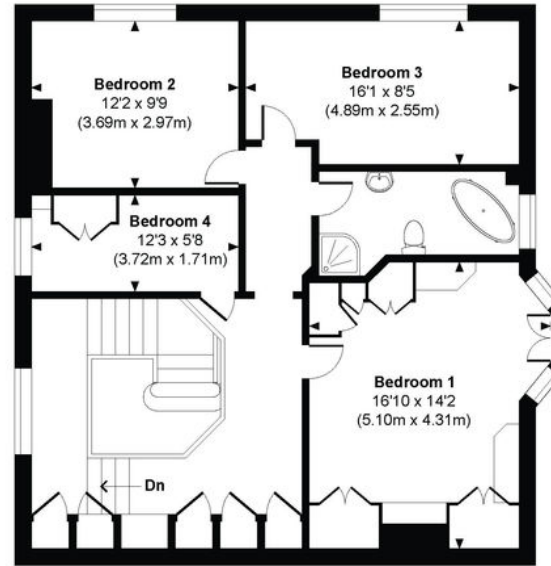


1 Wadham Road

Approximate Gross Internal Area
 Main House = 1898 Sq Ft / 176.31 Sq M
 Summer House = 46 Sq Ft / 4.30 Sq M
 Total = 1944 Sq Ft / 180.61 Sq M



GROUND FLOOR



FIRST FLOOR

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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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