



The Downs  
Portsdown Hill Road | Cosham

FINE & COUNTRY

An imposing, detached family residence, which has been greatly extended by the current owner, providing over 6813 sq ft of living space, we believe this is therefore one of the largest family homes in the area. 'The Downs' sits on a substantial plot of 0.70 of an acre with views from the rear towards the South Downs and towards Portsmouth, the Solent, Isle of Wight, Hayling Island and Langstone Harbour from the front. Offered with an impressive galleried hallway leading onto two separate wings with the kitchen / breakfast room, utility room, drawing room, sitting room, study and integral garage on the ground floor; with six bedrooms, five with en-suite facilities and a family bathroom on the first floor with access from the west wing to the top floor which is arranged as a two bedroom self-contained apartment. Offered with a gated driveway a detached games room (potential annexe), mature gardens extending approx 0.70 of an acre, early internal viewing is strongly recommended to appreciate the accommodation and location on offer.

#### ENTRANCE:

Via remote controlled double gates opening to brick paved driveway measuring approximately 78' in depth leading to a large turning area with parking, high brick retaining wall with railings over, side pedestrian access to either side of property, circular flower bed, mature trees, access to garage, external security lighting curved step rising to feature covered are with arched front door and bull nose brickwork with frosted glass windows to either side.

#### HALLWAY:

Impressive hallway measuring approximately 28'0" x 15'7" maximum with a central ceiling height of over 18'0". Feature central staircase with balustrades to either side and rising to galleried balcony areas giving access to bedrooms on both wings and overlooking hallway, underfloor heating, Italian style ceramic tiled flooring, stripped and stained skirting boards, ceiling spotlights, 'jesters' balcony to front with views from double glazed windows towards Hayling Island, the City of Portsmouth and the Isle of Wight, feature double glazed window to rear aspect with views over garden towards the South Downs. Double glazed door leading to outside, built-in understairs storage cupboard housing meters, further cloaks hanging cupboard, security entry phone system, alarm system.

#### CLOAKROOM:

Concealed cistern w.c, corner wash hand basin with cupboards under, double glazed window with frosted glass to rear aspect, ceiling coving and spotlights.





# Step inside

## The Downs

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### KITCHEN/BREAKFAST

ROOM: 31'8" x 13'0" Breakfast Area: Double glazed wood effect surround window to front aspect, Italian style ceramic tiled flooring with underfloor heating, textured ceiling, ceiling spotlights, power points. Kitchen Area: Comprehensive range of matching wall and floor units with roll top work surface, inset stainless steel five ring gas hob with matching extractor canopy hood, fan and light over; ceramic tiled surrounds, power points, integrated fridge and freezer with matching doors, built-in double oven with storage cupboards over and under; range of drawer units, integrated dishwasher with matching door; 1½ bowl sink unit with mixer tap and cupboard space under. Central island unit with range of drawers and storage cupboards under; breakfast bar area and display corners, dresser style unit to one wall with work surface, four glazed fronted wall units, double doors with matching windows to either side leading to rear garden, wine rack, ceiling coving and spotlights, power points, door to:

### UTILITY ROOM:

14'1" x 9'5" Ceramic tiled flooring, underfloor heating, integrated washing machine with matching door; inset 1½ bowl sink unit with mixer tap and cupboard space under; ceramic tiled surrounds, power points, double glazed window to rear aspect with door to one side, ceiling coving and spotlights, larder style storage cupboards, door to garage, door to

### CLOAKROOM:

Low level w.c, double glazed window to side aspect, underfloor heating, ceramic tiled flooring.

### GROUND FLOOR EAST WING:

Access via arched doorway leading to passageway with ceramic tiled flooring, radiator, inset ceiling spotlights, ceiling coving, doors to primary rooms.

### DRAWING ROOM:

31'1" x 21'6" maximum. Five radiators, ceiling spotlights and coving, stone surround fireplace with hearth, double glazed wood effect surround windows to front aspect, window to side, double glazed door to one side leading to right hand side of property, glazed panelled door; power points.

SITTING ROOM: 17'10" x 13'8" Double glazed doors with windows to either side leading onto rear garden, ceiling coving and spotlights, double radiator; power points, built-in cupboard housing boiler 1 supplying domestic hot water and central heating system with timer switch (not tested), glazed panelled door.

### STUDY:

15'7" x 15'6" Double glazed windows to rear aspect overlooking garden, range of built-in storage units with work surface, computer desk, glazed fronted storage drawers, radiator; twin glazed panelled doors leading to hallway, ceiling coving and spotlights, power points.









#### FIRST FLOOR LANDING:

Split level landing leading to East Wing with access via arched doorway with staircase rising to top floor apartment.

#### FIRST FLOOR EAST WING:

Doors to primary rooms.

#### HALLWAY:

Radiator; ceiling coving, ceiling spotlights.

#### MASTER BEDROOM SUITE:

15'0" x 14'0" Matching double glazed doors with windows to either side leading onto large balcony with outstanding views towards Hayling Island, the City of Portsmouth, the Solent and the Isle of Wight, double glazed windows to side aspect, radiator; ceiling coving and spotlights, power points, archway leading through to:

#### DRESSING AREA:

13'8" x 6'6" to front of wardrobes. Range of built-in floor to ceiling wardrobes to one wall with hanging space, shelving and storage space over; brushed steel 'T' bar handles, ceiling coving and spotlights, power points, double glazed window to side aspect, archway leading to:

#### EN-SUITE BATHROOM / WETROOM:

8'8" x 13'8" Fully ceramic tiled to floor and walls, wet room area with floor drain away, fitted shower and full height screen, white suite comprising; close coupled w.c, wash hand basin with mixer tap, panelled bath, double glazed frosted glass window to rear aspect, inset ceiling spotlights, radiator.

#### BEDROOM 2:

16'10" x 14'0" (Currently used as a Sitting Room). Recessed area with fitted living flame coal effect gas fire (not tested, inset ceiling spotlights, ceiling coving, radiator; power points, glazed panelled door; double glazed wood effect doors with matching windows to either side leading onto large balcony with outstanding views towards Portsmouth Harbour; Hayling Island, the Isle of Wight and the Solent.

#### BEDROOM 3:

16'0" x 13'8" to front of built-in wardrobes. Built-in triple wardrobes to one wall with sliding doors and central mirror with hanging space and shelving, double glazed window to rear aspect overlooking garden with views towards the South Downs, radiator; ceiling coving, power points, ceiling spotlights, door to:



#### EN-SUITE SHOWER ROOM:

Fully ceramic tiled to floor and walls, corner shower cubicle with jet system, concealed cistern w.c, wash hand basin with mixer tap, mirror and light over; double glazed window to rear aspect overlooking garden, underfloor heating, extractor fan, ceiling coving and spotlights.

#### FIRST FLOOR WEST WING:

Feature balustrade landing overlooking entrance hallway, radiator; double glazed window to front aspect with outstanding views towards Portsmouth, Hayling Island, the Isle of Wight and the Solent, access to the top floor:

#### BEDROOM 4:

'L' shaped. 13'8" maximum, decreasing to 6'0" x 15'8". Double glazed window to front aspect with outstanding views towards Portsmouth and the Isle of Wight, ceiling coving and spotlights, power points, door to:

#### EN-SUITE SHOWER ROOM:

Fully ceramic tiled to floor and walls, suite comprising; concealed cistern w.c, wall mounted wash hand basin with mixer tap, shower cubicle with panelled door; underfloor heating, extractor fan, ceiling coving and spotlights.

#### FAMILY BATHROOM:

White suite comprising; panelled bath with hand grips, concealed cistern w.c, wash hand basin with mixer tap, corner shower cubicle with 'Triton Rapid 3' shower unit, range of storage cupboards, double glazed frosted glass window to front aspect, fully ceramic tiled to floor and walls, radiator; ceiling spotlights, extractor fan, underfloor heating.

#### BEDROOM 5:

16'7" x 15'8" Double glazed window to rear aspect overlooking garden with views towards the South Downs, radiator; range of built-in sliding doored wardrobes with hanging space and shelving, two doors being mirror fronted, ceiling coving and spotlights, power points, door to:

#### EN-SUITE SHOWER ROOM:

Fully ceramic tiled to walls and floor; concealed cistern w.c, corner shower cubicle with sliding doors, wash hand basin with mixer tap, mirrored splashback with lighting, double glazed window to side aspect, range of storage cupboards, underfloor heating, ceiling spotlights and coving, extractor fan.

#### BEDROOM 6:

16'7" x 15'8" measurements to front of built-in wardrobes. Built-in wardrobes to one wall with quadruple doors, hanging space and shelving, double glazed window to front aspect with views towards Portsmouth, the Isle of Wight and the Solent, radiator; power points, ceiling coving and spotlights, door to:

#### EN-SUITE SHOWER ROOM:

Fully ceramic tiled to walls and floor. Fully tiled corner shower cubicle, concealed cistern w.c, wash hand basin with mixer tap, mirror and light over; double glazed window to side aspect, underfloor heating, extractor fan, ceiling coving and spotlights.











#### LANDING:

Accessible via arched doorway from first floor West Wing to staircase. Balustrade landing, archway leading to inner hallway:

#### OPEN PLAN LIVING ROOM/KITCHEN:

27'0" x 22'2" Total area. Living Room Area: Double glazed dormer window to front aspect with seating area under with outstanding views towards Langstone Harbour, Hayling Island, the Solent and the Isle of Wight in the distance, radiator; power points, curved carpeted area providing living space, ceiling spotlights, slight eaves to ceiling. Kitchen Area: Fitted kitchen incorporating range of units and breakfast bar; single drainer sink unit with cupboard space under; electric hob and oven, power points, 'Velux' skylight window to rear aspect with views towards Butser Hill and the South Downs, wooden flooring, access to:

#### INNER HALLWAY:

Access to loft space, doors to primary rooms.

#### BEDROOM 1:

14'9" x 12'9" (Bedroom 7) Slight eaves to ceiling, ceiling spotlights, wiring for wall mounted TV, aerial point, 'Velux' skylight window, power points, radiator; arched opening leading to:

#### DRESSING AREA:

14'8" x 3'10" Work surface with two mirrors, range of built-in shelving and hanging space to one end, ceiling spotlights.

#### BEDROOM 2:

12'2" x 9'0" (Bedroom 8) Double glazed dormer window to front aspect with outstanding views towards Langstone Harbour; Hayling Island, the Solent and the Isle of Wight in the distance, panelled door; radiator; power points.

#### BATHROOM:

8'11" x 8'4" White suite comprising; panelled bath with hand grips, separate shower over with drench style hood and shower screen, range of tiled surfaces and shelving to one end, wall mounted wash hand basin, concealed cistern w.c. with twin flush, 'Velux' skylight window to rear aspect, chrome heated towel rail, tiled flooring.

#### UTILITY ROOM:

Work surface, washing machine point, tiled flooring.

# Step outside

## The Downs

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### OUTSIDE:

To the front of the property are double remote controlled gates leading to brick paved driveway measuring approximately 78'0" in depth with mature trees and enclosed by fence panelling to one side, large turning area with ample off road car parking for numerous cars, high brick retaining wall with railings over; pedestrian access to either side of the property. To the rear of the property the garden is mainly laid to lawn with mature trees, evergreens and shrubs.

### DETACHED GAMES ROOM:

31'7" decreasing to 22'0" x 18'9", ceiling height approximately 10'9". Ceiling spotlights, dimmer switches, three electric panel heaters (not tested). Separate electrics, range of power points, double glazed door leading onto rear garden, double glazed door leading to side. Windows to three aspects. Potential for development to form an annexe (subject to the necessary consents)

### DOUBLE GARAGE:

Remote controlled electric up and over door; wall mounted second boiler supplying domestic hot water and central heating (not tested).

Services: Mains gas, electricity and water.

Post Code: PO6 1BE

Portsmouth City Council: Band G

### TO FIND THE PROPERTY:

From our office in Havant Road, proceed in a westerly direction, taking the third exit off the roundabout into London Road, proceed under the Portsdown Hill flyover; turning immediately left behind 'The George' Public House, then left again into Portsdown Hill Road, where 'The Downs' can be found a short distance along on the left hand side.





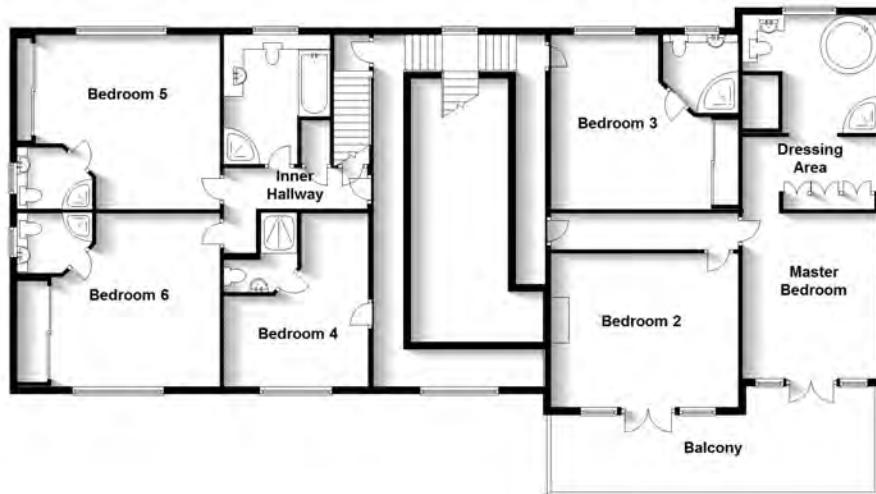


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

First Floor



Second Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2015 Fine & Country Ltd. Printed 27.03.2017

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