



Reed House
Craneswater Park | Southsea | Hampshire | PO4 0NX

FINE & COUNTRY

Craneswater Park in Southsea is an enviable place to live. It is a quiet residential conservation area close to the seafront, the Victorian promenade and Canoe Lake, yet is also only a few minutes' walk from the cosmopolitan shopping area of Albert Road. It is within a short distance of highly regarded schools including the Portsmouth Grammar School and The High School; shopping centres including Palmerston Road and Gunwharf Quays are nearby. Fratton Station provides a commuter link to London Waterloo. This impressive Edwardian family home provides 3,431 sq ft of living accommodation spread over three primary floors and various mezzanine levels. On the reception level is an impressive hallway, 25' sitting room, cloakroom, 24' open plan kitchen incorporating a dining area, with a separate family room and utility area on the rear garden level. On the first floor there are three bedrooms and a family bathroom / wet room. The master bedroom has a southerly facing balcony and a large en-suite bathroom. On the upper floors are four further bedrooms. The house is set back from the road with a five-bar gate leading to car hardstanding area with side access leading to the southerly facing rear garden. Reed House is located in a residential tree lined area within a vibrant city, and this imposing home provides living space for all the family. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location.

ENTRANCE:

Lowered kerb leading to fence panelling with stable style gate leading to turning and parking area with resin bound gravel, side wrought iron gate with soldier railings, pathway leading to rear of property, raised brick borders with flowering shrubs, evergreens and bushes. To the left hand side of the property is a wooden built shed, steps leading to main front door with security spy-hole and brass furniture leading to:

LOBBY:

Travertine flooring, high level leadlight stained glass window, internal door with leadlight stained glass with matching panel to one side and over; roll top radiator, dado rail, low level cupboard housing alarm system.

CLOAKROOM:

High level 'Sanitan' w.c with brass furniture, corner wash hand basin, leadlight stained glass window to front aspect, roll top radiator, tiled flooring, ceiling coving, dado rail.

HALLWAY:

16'4" maximum x 14'10" High ceiling measuring approximately 10'4" in height, window to side aspect with leadlight stained glass panel over; wooden flooring, balustrade staircase with feature newel posts rising to first floor; high level leadlight stained glass window to side aspect, ceiling coving, picture rail, dado rail, radiator, doors to primary rooms, power points, door and staircase leading down to rear wing.





Step inside

Reed House

SITTING ROOM:

25'2" x 14'5" maximum. High ceiling measuring approximately 10'4" in height, ornate ceiling coving and cornicing, high skirting boards and architraves, dimmer switches, picture rail, double radiator, power points, sash style bay window to front aspect with wooden panelling under; wooden herringbone style flooring, twin windows to side aspect with leadlight panels to upper section, surround fire place, recess leading to music room area with ceiling coving, picture rail, double radiator, high skirting boards, power points.

KITCHEN / DINING ROOM:

24'10" x 14'7" decreasing to 10'2" at narrowest point. High skirting boards, herring bone dressing wooden flooring, window to side aspect with double radiator under; power points, ornate ceiling cornicing and coving, picture rail, dado rail, door to hallway, dimmer switch. Kitchen area: comprehensive range of bespoke units (The Joiners Shop) with wood block work surface, tall dresser style unit with etched glass panels and storage cupboards under; range of drawer units, two with basket work design, space for free standing range style cooker with 'Lacanche' five ring hob with ovens under; space for American style fridge/freezer with cold water supply. Twin doors with panels to either side with leadlight panels over leading to rear garden. Marble fire surround and tiled hearth with log burner; butler style sink unit with slate work surface to either side, mixer tap, cupboard space under and integrated dishwasher; waste disposal unit, central island with breakfast bar area and range of storage cupboards and drawers under; power points, wiring for 'Bose' sound system, wall up-lighters.

GROUND FLOOR MEZZANINE TO REAR:

Steps leading down from hallway to rear landing with side pedestrian door; door leading to basement/cellar; door to:

FAMILY ROOM:

13'7" x 10'7" Ceiling spotlights and coving, window to rear aspect with radiator under; power points, square opening leading to:

UTILITY AREA:

14'2" x 8'4" total measurement of joint rooms 27'5". Wood block work surface with storage cupboards under; radiator with cover over; window to side aspect, power points, washing machine point, space for tumble dryer, sliding double glazed door leading to rear garden, tiled flooring, touch lighting.

FIRST FLOOR:

Mezzanine landing to rear with window to side aspect, leadlight panel, steps leading up to main landing, door to:

BEDROOM 3:

12'2" to front of chimney breast x 11'1" Window to rear aspect overlooking garden with radiator under; ceiling coving, picture rail, cast iron surround fireplace, built-in wardrobe to one side with hanging space and rail, panelled door; vanity sink unit, power points, picture rail.









FIRST FLOOR

MAIN LANDING:

Staircase rising to upper level, double radiator; picture rail, ceiling coving, dado rail, doors to primary rooms, large walk-in wardrobe/airing cupboard with shelving and hanging rail.

MASTER BEDROOM:

15'1" x 13'8" Picture rail, ceiling coving, panelled door; double radiator, cast iron surround fireplace with tiled inlay, window to side aspect, power points, door to en-suite bathroom, double glazed twin doors with windows to either side, leading to first floor covered balcony.

COVERED BALCONY:

Laid to decking with pebble surround, balustrade, pitched roof, views towards Canoe Lake.

EN-SUITE BATHROOM:

11'10" x 10'9" Wooden flooring, panelling to dado rail level with narrow shelf over; pedestal wash hand basin with mixer tap, low level w.c, feature central claw footed 'Sottini' rainbath with mixer tap and feature jet stream shower system, glass and brass circular surround shower area to one end with drench style hood, radiator; window to side aspect, heated towel rail, built in cupboard housing immersion heater; ceiling spotlights and coving.

BEDROOM 2:

19'2" x 14'6" bay window to front aspect with panelling under; high skirting boards, ceiling coving, picture rail, double radiator; window to side aspect, cast iron surround fireplace with tiled inlay, power points, panelled door; ceiling spotlights.

FAMILY BATHROOM / WET ROOM:

11'0" x 10'0" maximum, wet room shower area with drench style hood and separate shower attachment, lighting over and central floor drain-away, double ended bath with central mixer taps, chrome heated towel rail, window to front aspect with shutters, ceramic tiled splash back, dado rail, ceiling coving, contemporary style radiator; pedestal wash hand basin with mixer tap, low level w.c., with twin flush, window to side aspect, mirror fronted medicine cabinet with lighting over; tiled flooring.



SECOND FLOOR:

Mezzanine to rear; window to side aspect, staircase rising to top floor; door to:

BEDROOM 5:

12'4" to front of chimney breast x 11'1" Built-in wardrobe to one side of chimney breast, cast iron surround fireplace, power points, window to rear aspect with views to a southerly aspect towards Canoe Lake, radiator, power points, panelled door.

TOP FLOOR:

Landing with access to loft space, dado rail, doors to primary rooms, picture rail.

BEDROOM 6:

15'8" maximum x 11'8" maximum, dormer window to front aspect with radiator under, access into large

wardrobe with hanging space, cast iron surround fireplace, wall mounted wash hand basin with tiled surrounds, power points, panelled door:

BEDROOM 7:

20'5" x 11'4" measurements taken from approximately 2'5" off floor level with eaves to ceiling restricting headroom at the sides, skylight window to side aspect, measurements do not include recessed area for door opening, twin windows to front aspect, ceiling spotlights, power points.

BEDROOM 4 / STUDY:

18'3" into window x 15'1" maximum, window to rear aspect with far reaching southerly facing views towards the Solent and Napoleonic Forts, cast iron surround fireplace with tiled hearth, radiator, wall lights, ceiling light, power points, panelled door.







Step outside

Reed House

OUTSIDE:

To the front is a stable style gateway leading to 'L' shaped car parking area, raised brick flowering borders with shrubs, evergreens and bushes, irrigation system, pedestrian gateway, steps leading to main front door. To the left hand side of the property is a shed with twin doors. To the right hand side of the property is a gateway leading to rear garden. To the rear is a southerly facing garden, raised decked area with balustrade and steps leading down to lawn, paved side with space for sheds, decked area with steps down to rear garden with sunken hot tub, the garden is primarily laid to lawn enclosed by high retaining wall to rear and fence panelling to either side, accessible from the utility area is a decked area leading to stone chipping pathway wrapping to the rear, cold outside water tap and side pedestrian gateway, external lighting.

BASEMENT / CELLAR:

15'0" x 12'0" approximate ceiling height of 9', crawl through access to service underfloor of main house, high level electric Economy 7 consumer box and gas meter; door to separate store room with wall mounted 'Vaillant'

boiler supplying domestic hot water and central heating with pump system (not tested), electric lighting, power points.

TO FIND THE PROPERTY:

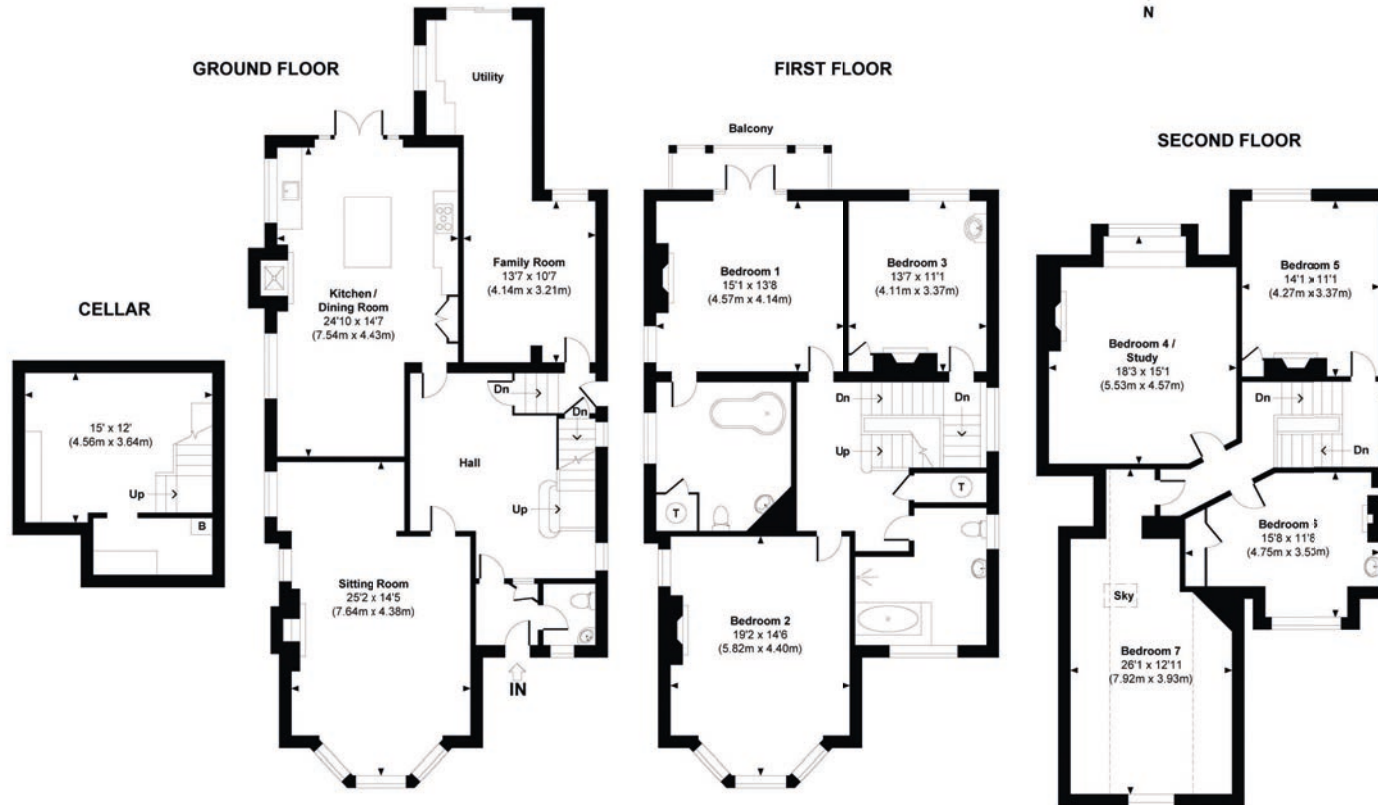
From South Parade Pier head in an easterly direction bear left into St. Helen's Parade, bear left opposite Canoe Lake into Craneswater Park, on reaching the northern end bear right continuing around the central island where Reed House, No.13 can be found on the right hand side.

Services: Mains gas, electricity and water

Local Authority: Portsmouth City Council Band G

13 Craneswater Park

Approximate Gross Internal Area
Total = 3431 Sq Ft / 318.75 Sq M
 (Includes areas with restricted height less than 1.5m)



Indicates restricted room height less than 1.5m.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		47	63

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 30.06.2017

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