



CRANESWATER PARK

SOUTHSEA | SOUTHSEA | PO4 0NT

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Freehold

£2,200,000

In Brief

Fry & Kent has pleasure in marketing for sale this magnificent Six Bedroom detached Edwardian residence situated within the highly desirable Craneswater Park Conservation area just a short walk from the attractive recreational parkland of Canoe Lake and Southsea seafront. The area is renowned for its grand family homes developed around the turn of the century and tucked away in this small but very exclusive part of Southsea close to all the main amenities, shopping precinct, excellent private schooling, transport services and the many sailing facilities associated with this fashionable area.



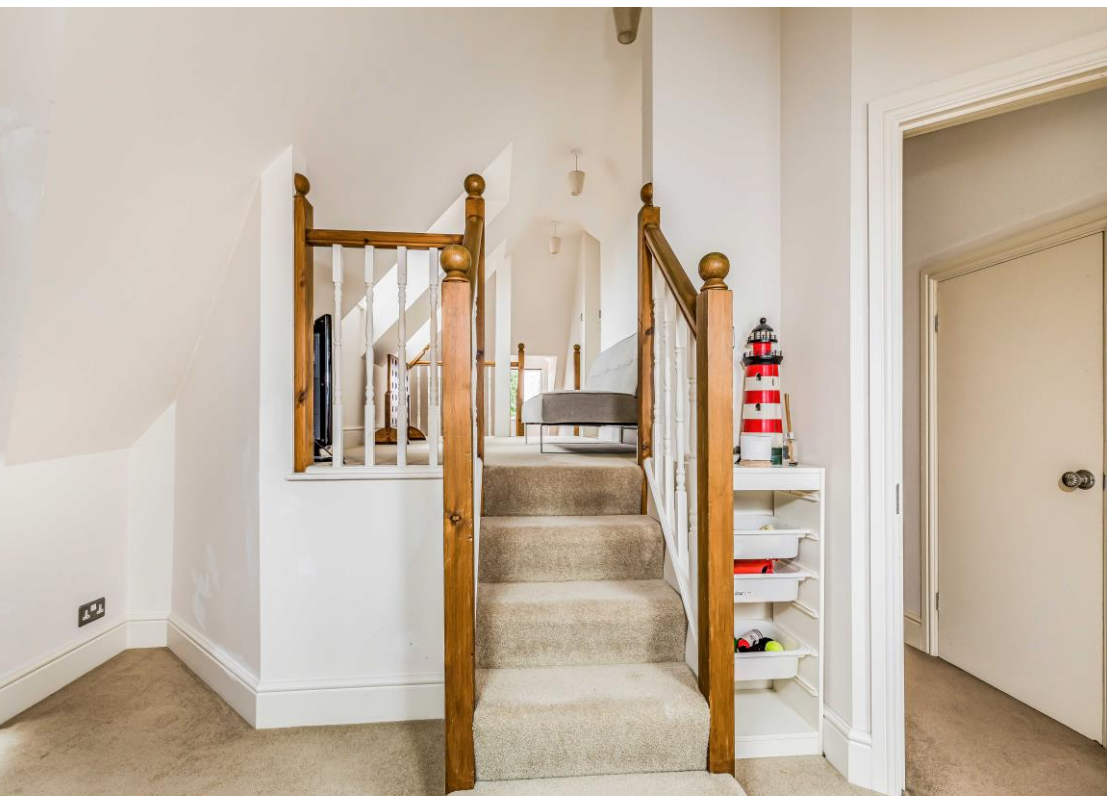




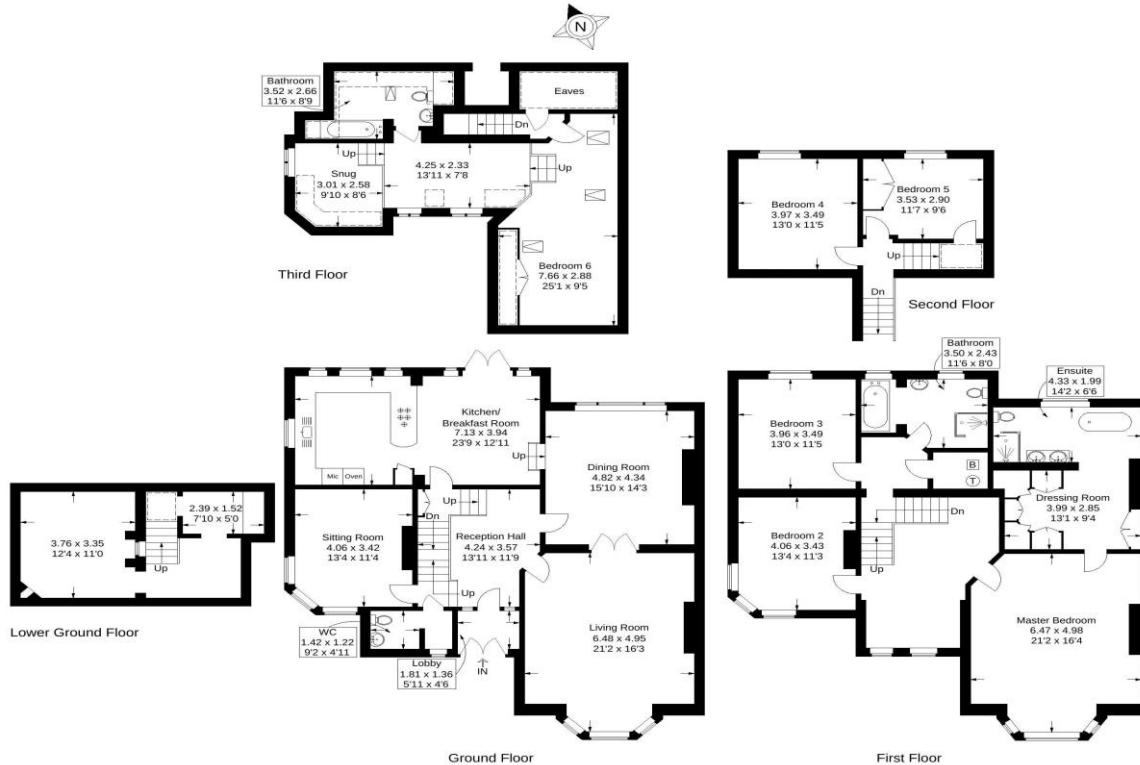
The Property


At over 3,700 sq.ft (349.3 sq.ft) spanning four floors plus a basement, this substantial and beautifully presented family residence occupies a fully enclosed secluded plot with delightful gardens and approached via secure pedestrian and vehicular gates leading to ample off-road parking. The ornamental canopied porch leads to an inner lobby with fine stained glass entrance door to a magnificent reception hall complete with a cloakroom and a grand staircase leading to the upper floors. There are three fine reception rooms on the ground floor including a beautiful 21ft x 16ft drawing room, separate living room and dining room with steps leading down to a 23ft x 14ft luxury kitchen/breakfast room complete with quality integrated appliances and French doors to the rear garden. The lower ground floor basement provides a laundry area and a separate gym/hobbies room. The impressive galleried landing offers views over the front southerly garden and leads to the principal master bedroom suite featuring a fully fitted en-suite dressing room and a luxurious bathroom with marble tiling, free standing bath, separate shower cubicle plus his n' hers wash basins. There are a further two double bedrooms and the family bathroom while the stairs lead to two double bedrooms on the second floor. The top floor features a self-contained suite comprising the 25ft sixth bedroom with seating area, lower level snug and separate bathroom.





Craneswater Park, Southsea
Approximate Gross Internal Area = 337.8 sq m / 3636 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 11.5 sq m / 124 sq ft
Total = 349.3 sq m / 3760 sq ft



 Reduced headroom below 1.5m / 5'0"
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'G'