



QUEENS CRESCENT
SOUTHSEA | PO5 3HD

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Freehold

£1,850,000

In Brief

- Magnificent Detached Victorian Villa
- Highly Respected Conservation Area in Central Southsea
- Short Walk to Shops, Seafront & Private Schooling
- Beautifully Elegant Interior
- Over 4,600 sq.ft (431 sq.m) of Versatile Accommodation
- Self-Contained Lower Ground Floor Annex
- Link-Detached Coach House Annex
- Stunning Bespoke Kitchen with Vaulted Ceiling
- Two Fine Reception Rooms plus First Floor Home Office
- Walled Corner Plot and Electric Gated Parking







The Property

Wilton Lodge offers a rare opportunity to own one of Southsea's homes of distinction which over recent years has been transformed into a magnificent Victorian Detached Villa full of charm and character. Situated in the locally known 'Golden Triangle' within the well respected 'Owens Conservation Area', the property occupies a walled corner plot well screened by mature trees and hedge rows just a stroll from the main shopping precinct at Palmerston Road, the seafront, excellent private schooling and the many cafes, bars and restaurants associated with this fashionable area.

At over 4,600 sq.ft (431 sq.m), this eye-catching residence with distinctive chimneys, Dutch gables and attractive diaper pattern brickwork offers a stunning, versatile layout providing a total of six bedrooms plus six bath/shower rooms and seven reception rooms although the lower ground floor and link-detached Coach House have been configured to provide two self-contained annexes', both which can be re-incorporated into the main house if required.

From the moment you walk through the arched Gothic entrance to a large foyer, you are welcomed into an impressive central reception hall with a return staircase to the upper floors with an elegant drawing room and dining room either side. There is a beautifully fitted kitchen/breakfast room with feature vaulted ceiling and a range of quality integrated appliances as well as granite worktops. The upper floors of the main house provides four double bedrooms with two having en-suite shower rooms, the luxury family bathroom with five-piece suite and a useful first floor home office. Approached from an external side door, the lower ground floor comprises a spacious self-contained annex apartment featuring a living room with access to an enclosed outside terrace, dining room, fitted kitchen, double bedroom with en-suite, bathroom and three storerooms while the coach house comprises; living room, dining room, fitted kitchen, double bedroom and shower room.

Externally, electric gates lead to a secure parking area and store plus enclosed grounds including a large patio area, lawns, and mature tree-lined boundaries.





Wilton Lodge, Queens Crescent, Southsea

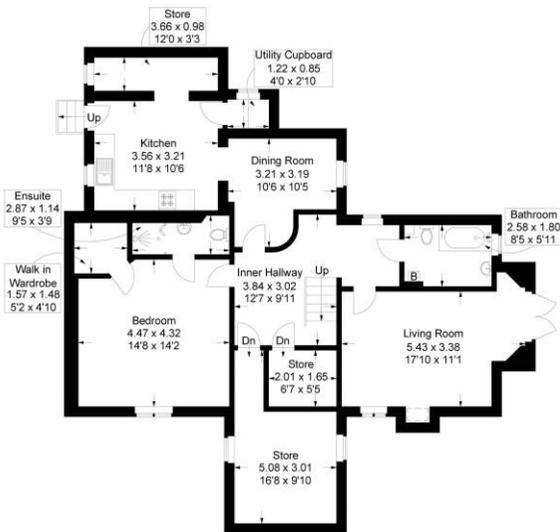
Approximate Gross Internal Area = 431.1 sq m / 4640 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 11.7 sq m / 126 sq ft
Total = 442.8 sq m / 4766 sq ft



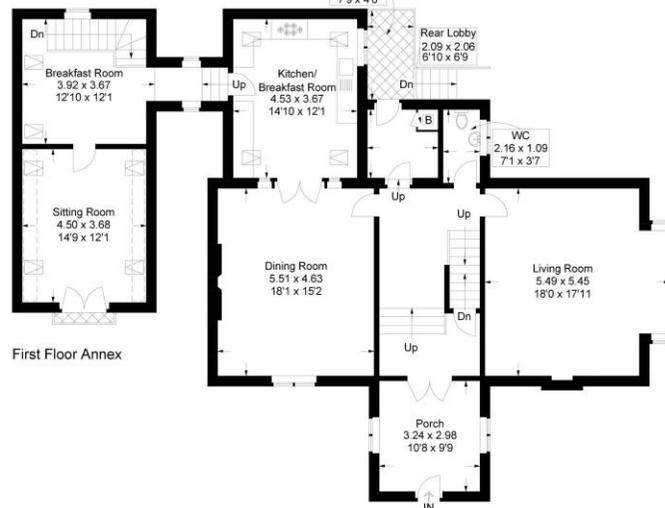
First Floor

Ground Floor Annex

Second Floor



Lower Ground Floor



First Floor Annex

Ground Floor

 = 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.



TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'G'

Viewing Arrangements: Strictly by Appointment