

OFFERS IN EXCESS OF £1,000,000

CASTLE STREET, PORTCHESTER, PO16 9QW



- Five Double Bedrooms
- Entrance Porch & Generous Hallway
- Modern Fitted Kitchen
- Utility Room
- Three Reception Rooms
- En-Suite Bath & Shower Room & Dressing Area
- Gas Central Heating
- Ground Floor Shower Room
- First Floor Family Bathroom
- Integral Garage/Workshop
- Enclosed Rear Garden With Summerhouse
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2718

Council Tax Band: G

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises:-

Front door into:

Entrance Lobby:-

Picture rail, radiator, solid wooden flooring and decorative coving to flat ceiling. Glazed doors to:

Entrance Hallway:-

Continuation of solid wooden flooring, radiator, wooden panelling to dado rail, stairs with original spindles leading to first floor, double doors overlooking and accessing the rear garden and decorative coving to flat ceiling. Door to:



Shower Room:-

7' 11" x 5' 6" (2.41m x 1.68m)

Internal arched window to hallway, suite comprising: spa/massage shower cubicle with rainwater shower and handheld shower attachment, WC with concealed cistern, bespoke circular wash hand basin atop marble surface with mixer tap and wooden vanity unit below, heated towel rail, marble flooring, extractor and decorative coving to flat ceiling.



Family Room:-

19' 8" x 14' 11" (5.99m x 4.54m) Maximum Measurements

Secondary glazed sash windows to side elevation, feature marble fireplace with multi-fuel burner inset, TV aerial point, radiator, decorative leaded light internal window and decorative coving to flat ceiling with central ceiling rose.



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Kitchen/Breakfast Room:-

17' 8" x 13' 9" (5.38m x 4.19m) Maximum Measurements

Window to rear elevation overlooking the garden, extensive range of refitted soft close base, eye level and larder style storage units with underlighting to wall units, granite worktops with matching up stands, double sink with integrated drainer, mixer tap and tiled splashback, dual fuel Aga range cooker (to remain), integrated dishwasher, built-in fridge/freezer, matching island unit with additional storage below, solid wooden flooring, walk-in larder cupboard and decorative coving to flat ceiling with central ceiling rose. Door to:



Formal Dining Room:-

16' 5" Into Bay x 15' 4" (5.00m x 4.67m) Maximum Measurements

Sash bay window to front elevation, radiator, space for table and chairs, solid wooden flooring and decorative coving to flat ceiling with central ceiling rose. Door to:



Sitting Room:-

16' 11" x 16' 0" Into Bay (5.15m x 4.87m) Maximum Measurements

A dual aspect room with secondary glazed sash windows to front and side elevations, two radiators, TV aerial point, brick fireplace with multi-fuel burner inset, decorative coving to flat ceiling with two ceiling roses, door leading to inner lobby with original front door and built-in storage housing meters.

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First Floor Landing:-

Panelling to dado rail, two radiators, built-in airing cupboard and decorative coving to flat ceiling with central ceiling rose. Doors to:

Bedroom One:-

15' 6" x 15' 3" (4.72m x 4.64m)

A light and airy dual aspect room with secondary glazed sash window to side elevation looking Castle Street, radiator, decorative coving to flat ceiling with central ceiling rose, archway to dressing area and double doors to rear elevation leading to wrought iron balcony with spiral staircase overlooking and accessing the garden. Further door to:



Utility Room:-

9' 0" x 6' 3" (2.74m x 1.90m)

Window to side elevation, fitted base and eye level storage units, marble worktops with matching upstands, space for under counter appliances, radiator, tiled flooring, decorative coving to flat ceiling, part glazed door to garden and door to garage/workshop.

En Suite Bath & Shower Room:-

9' 9" x 6' 6" (2.97m x 1.98m)

Opaque eye level window to side elevation, suite comprising: panelled bath with mixer tap and handheld shower attachment, tiled surround, wash hand basin inset vanity unit with mixer tap and tiled splashback, spa/massage shower cubicle with rainwater shower and handheld shower attachment, close coupled WC, heated towel rail, wooden panelling to dado rail height, tiled flooring, access to loft and decorative coving to flat ceiling.

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Dressing Area:-

10' 3" x 8' 0" (3.12m x 2.44m) Maximum Measurements

Window to side elevation, fitted wardrobes, central dresser with marble top, radiator and decorative coving to flat ceiling with central ceiling rose.



Bedroom Two:-

13' 2" Into Bay x 11' 4" (4.01m x 3.45m)

Bay window to rear elevation overlooking the garden, radiator, mirror fronted sliding doors to built-in wardrobe and decorative coving to flat ceiling with central ceiling rose.



Bedroom Three:-

12' 5" x 11' 8" (3.78m x 3.55m)

Secondary glazed sash window to side elevation, radiator, mirror fronted sliding doors to built-in wardrobe and decorative coving to flat ceiling with central ceiling rose.



Bedroom Four:-

12' 2" x 11' 1" (3.71m x 3.38m)

Sash window to side elevation, radiator, built-in storage cupboard, access to loft via fitted ladder and decorative coving to flat ceiling.



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Guest Suite:-

32' 10" x 16' 0" Into Bays (10.00m x 4.87m) Maximum Measurements

A spacious and versatile dual aspect room with secondary glazed sash windows to front and side elevations with views towards Portchester Castle, feature brick fireplace with tiled hearth and wooden mantle, two contemporary vertical radiators, TV aerial point, seating and sleeping areas, additional radiator and decorative coving to flat ceiling with two ceiling roses.



Bathroom:-

8' 6" x 6' 1" (2.59m x 1.85m)

White suite comprising: freestanding claw foot bath with mixer tap and handheld shower attachment, WC with concealed cistern, wash hand basin inset vanity unit with mixer tap, tiled flooring, built-in storage cupboard housing gas central heating boiler and high pressure water tank, heated towel rail, access to boarded loft via fitted ladder and decorative coving to flat and vaulted ceiling with double glazed Velux window inset.



Garage/Workshop:-

15' 4" x 15' 4" (4.67m x 4.67m) Maximum Measurements

Double width access to front with up and over door, power and light connected, selection of fitted storage cupboards and work tops, space and plumbing for washing machine, space for tumble dryer, recess for fridge/freezer and internal door to utility room.

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Rear Garden:-

A wooden gate leads to the enclosed walled garden, an extensive paved patio area with space for table and chairs for entertaining purposes, water tap, outside power sockets, additional covered seating area, central lawn section and feature folly.



Summerhouse:-

17' 7" x 9' 10" (5.36m x 2.99m) Maximum Measurements

Brick built, windows and double opening doors overlooking the garden, original flagstone floor and power connected.



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