



NESBITT & SONS
ESTATE AGENTS



Aultbea Pangbourne Avenue, Portsmouth, PO6 2NT

Offers in excess of £650,000

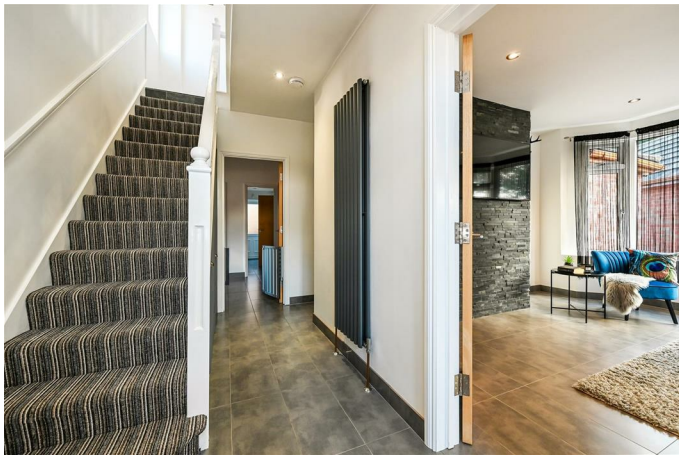
This superb detached family residence has been extensively modernised and extended by the present owners to a very high standard. Situated on a rarely available corner plot which is enclosed by brick walls this property offers over 2000 sq ft of high specification accommodation.

On the ground floor there is a good sized entrance hallway with stairs leading to the first floor and doors accessing all principal rooms. There is a study, large dual aspect living room with French doors accessing the south facing garden. The kitchen/dining room has been beautifully finished with a central island and integrated appliances, with a pair of French doors again accessing the garden. There is a further reception room which is used as a family room, a utility room and a large modern four piece bathroom including a freestanding bath and large walk in shower.

To the first floor there are three bedrooms, the master boasts a large his and hers walk in wardrobe (there is scope for part of this to be converted into an en-suite). The family bathroom is fitted with a high specification modern bathroom suite. To the top floor are two further bedrooms.

To the front is a brick block paved driveway accessed via electric gates and providing off road parking. To the rear is a low maintenance garden. This block paved area would make a great entertaining space with a hot tub and a detached outbuilding which houses a fully fitted bar with underfloor heating and cloakroom. This area could be converted into an annexe, home office or gym.

Entrance Hallway



Kitchen/Diner



Utility Room

Bathroom



First Floor Landing



Study 8'6 x 6'6 (2.59m x 1.98m)



Master Bedroom 13'4 x 10'10 (4.06m x 3.30m)

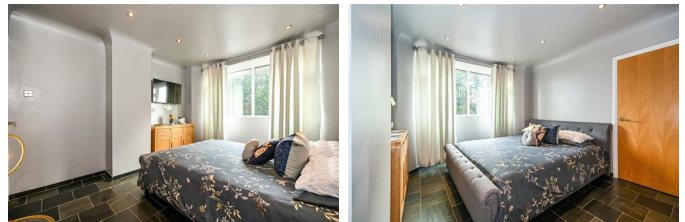


Living Room 20'11 x 13'4 (6.38m x 4.06m)



Walk-In Wardrobe 9'7 x 7'1 (2.92m x 2.16m)

Bedroom Two 12'7 x 10'10 (3.84m x 3.30m)



Family Room 14'7 x 11'9 (4.45m x 3.58m)



Bedroom Five 7'0 x 7'0 (2.13m x 2.13m)

Bathroom



Outside



Second Floor

Bedroom Three 17'3 max x 11'6 max (5.26m max x 3.51m max)



Gated Driveway



Bedroom Four 11'7 max x 10'3 max (3.53m max x 3.12m max)



Garden



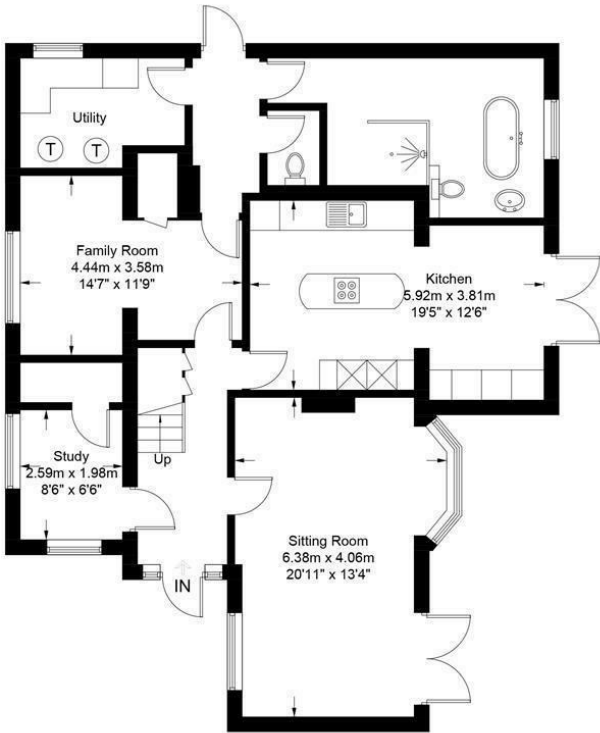
Home Bar/Annex



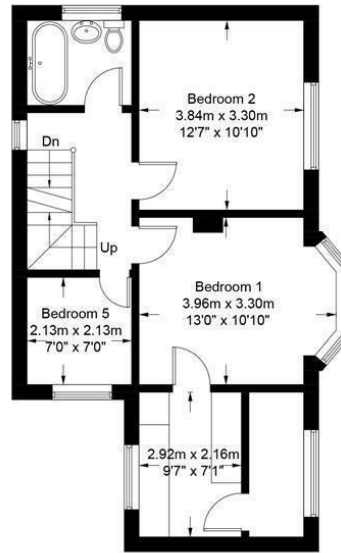
Floor Plan

Approximate Gross Internal Area = 193.0 sq m / 2077 sq ft
 Outbuilding = 17.7 sq m / 190 sq ft
 Total = 210.7 sq m / 2267 sq ft

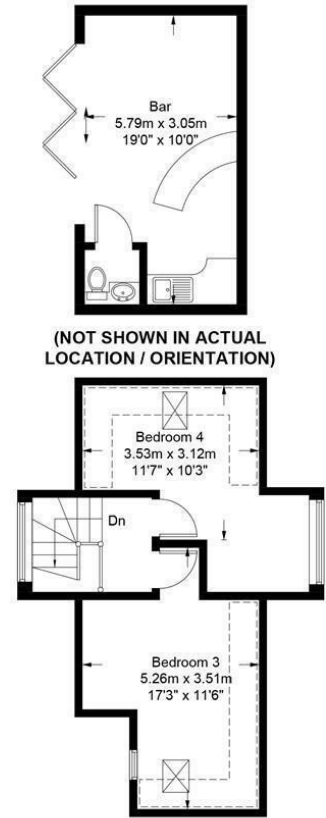
= REDUCED HEADROOM BELOW 1.5M / 5'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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