



NESBITT & SONS
ESTATE AGENTS



Aultbea Pangbourne Avenue, Portsmouth, PO6 2NT

Guide price £600,000

*** Guide Price - £600,000 to £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



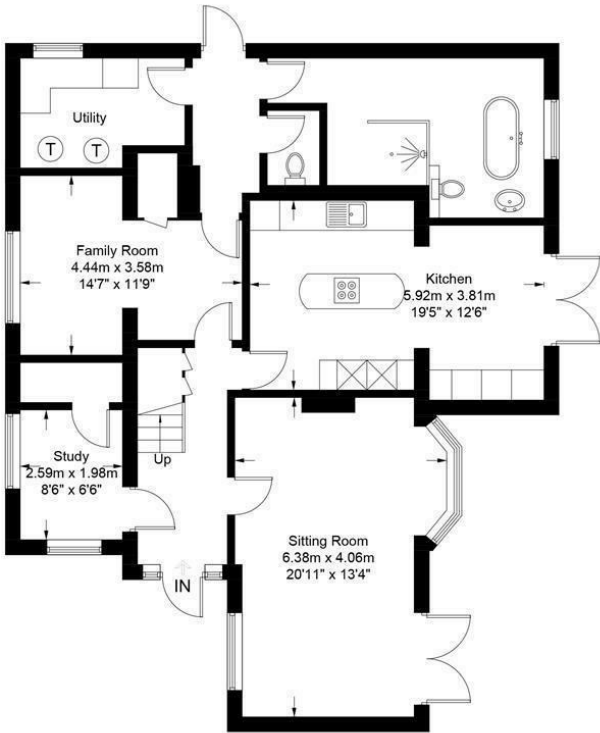
Home Bar/Annex



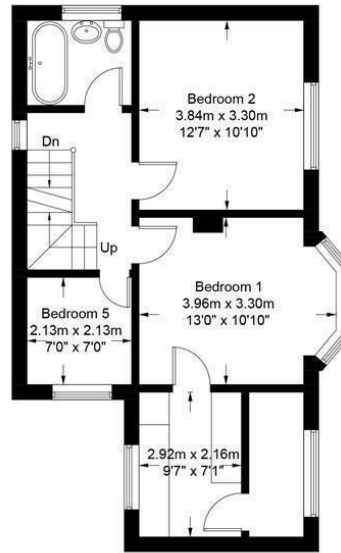
Floor Plan

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

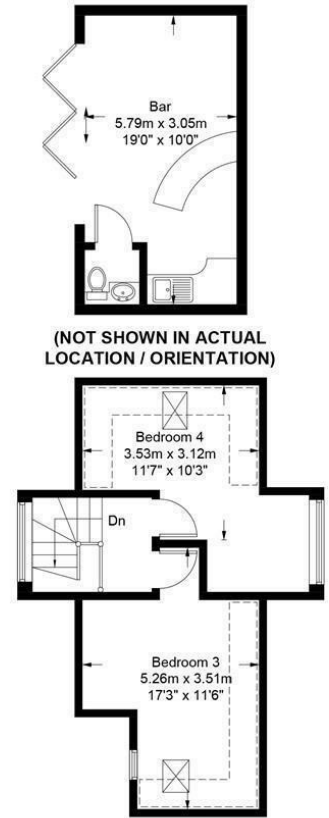
= REDUCED HEADROOM BELOW 1.5M / 5'0"



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.