



**Nesbits**

Established 1921

**Villiers Cottage, 11 Villiers Road, Southsea, PO5 2HG**

**Price £995,000**

## Villiers Cottage, 11 Villiers Road, Southsea, PO5 2HG

A truly exceptional and unique opportunity with enormous potential: enjoying a delightful backwater location in the very HEART OF SOUTHSEA TOWN CENTRE, and standing upon a large corner plot, this DETACHED 5 DOUBLE BEDROOM CHARACTER RESIDENCE boasts well-screened gardens, ample off-street parking, garden room, and mews garage with useful loft room. NOW REQUIRING GENERAL REFURBISHMENT, it is presented as a desirable and hugely rewarding blank canvas for an incoming family seeking a home of genuine quality and distinction. Villiers Road runs between Palmerston Road and Lennox Road South, parallel to Clarence Parade, with "Villiers Cottage" being positioned at the junction with The Vale. This charming and sought-after Conservation Area address, tucked away yet very convenient, is a level walk of just a few minutes from Southsea Shopping Centre and The Seafront with a wide range of public amenities close at hand. Recorded as being once owned by Thomas Ellis Owen, the renowned architect responsible for much of early-Victorian Southsea, and extensively remodelled by him in 1851 from an earlier building (hence the absence of Listing), "Villiers Cottage" is of striking design, its rendered elevations incorporating bold bay windows and arched porch, all under a pitched and tiled roof. A high boundary and a number of mature trees grant a good degree of seclusion to both the house and its plot, the latter extending to some 80ft x 50ft overall and featuring a useful garden room together with an attached mews garage and car port with loft room.



The subject of modernisation in the 1980s, "Villiers Cottage" will, as stated, now benefit from a further programme of up-dating, the undertaking of which will create a 1st-class home ideally suited to the needs of the modern family. Full details are given as follows and early enquiry is urged to appreciate the calibre of this opportunity:

#### **IMPRESSIVE PORCH**

Having Gothic-arched glazed panels on two sides under a pitched and tiled roof. Fine oak-panelled front door with bottle-glass inserts and brass furniture, through to:

#### **ENTRANCE HALL**

Wood-panelled walls and ceiling. Staircase to upper floors having wrought-iron balustrade.

#### **DRAWING ROOM**

24'1 x 11'9 (7.34m x 3.58m)

Widening to 19'9 (6.02m) A split-level, dual-aspect room having fully-glazed deep bay windows to the front and side, the latter incorporating door to garden; additional casement window to the front. Feature wood-panelling to the walls surmounted by plate shelves. Coved ceiling with wide ornamental dividing archway having ornate corbels. Glass-fronted display cabinet. Regency-style fire surround, the grate having coal-effect gas fire. Two double panel radiators.

#### **LIVING ROOM**

19'9 x 14'11 (6.02m x 4.55m)

Coved ceiling. Fully-glazed deep bay window to front elevation. Gothic-arched obscure-glass window to side elevation. Feature arched recess again having Gothic-arched obscure-glass windows on its two sides. Double panel radiator.

Steps down from Entrance Hall and oak-panelled door to:

#### **KITCHEN/DINING ROOM**

26'4 x 9'9 (8.03m x 2.97m)





### **Kitchen Area**

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, sink unit, double oven, 4-ring gas hob with extractor canopy, dishwasher and refrigerator. Window to side elevation. Narrow side door to garden. Walk-in PANTRY CUPBOARD with shelving and tiled walls. Pinewood-panelled ceiling and walls.

### **Dining Area**

Wide window to rear elevation. Pinewood-panelled ceiling and walls. Double panel radiator. Built-in storage cupboard with electricity meter (gas external). Wood-panelled door to:

### **UTILITY PORCH**

7'0 x 6'7 (2.13m x 2.01m)

Pinewood-panelled ceiling and walls. Quarry-tiled floor. 'Ideal' gas fired central heating and hot water boiler. Recess with plumbing for washing machine. Stable door to rear courtyard. Through to:

### **INNER LOBBY**

Butlers sink. Door to:

### **CLOAKROOM & W.C.**

Low flush w.c. with concealed cistern, inset oval handbasin. Pinewood-panelled ceiling and walls.



Obscure-glass window to side elevation.

### **REAR FIRST HALF LANDING**

Oak-panelled walls and ceiling.

### **GUEST BEDROOM SUITE**

11'9 x 9'11 (3.58m x 3.02m)

Coved ceiling. Window to side elevation. Double panel radiator. Arched opening to:

### **Dressing Area**

6'5 x 4'0 (1.96m x 1.22m)

Coved ceiling. Built-in wardrobe with folding doors. Obscure-glass door to:

### **Bathroom & W.C.**

7'9 x 4'9 (2.36m x 1.45m)

Suite comprising: tile-panelled bath with side-mounted mixer tap plus independent shower mixer, oval inset handbasin with mixer tap, and low flush w.c. with concealed cistern. Heated towel rail. Tiled walls. Wood-panelled ceiling. Obscure-glass window to side elevation.

### **CLOAKROOM & W.C.**

8'2 x 5'3 (2.49m x 1.60m)

Low flush w.c. with concealed cistern, inset handbasin with mixer tap. Obscure-glass window to rear



elevation. Wood-panelled ceiling. Multi-pane glazed door leading to adjacent bathroom and similar to WALK-IN AIRING CUPBOARD with obscure-glass window, lagged hot water tank, and slatted shelves.

### **BATHROOM & W.C.**

11'2 x 9'5 (3.40m x 2.87m)

Tile-panelled oval 'spa' bath with side-mounted mixer tap plus independent shower mixer, bidet, low flush w.c., and twin handbasins each having mixer tap. Double panel radiator. Square bay window to side elevation having obscure glazing. Wood-panelled ceiling. Access from Principal Bedroom.

### **MAIN FIRST FLOOR**

#### **LANDING**

Arched dormer window to front elevation. Oak-panelled walls and ceiling. Access to Loft Space.

#### **PRINCIPAL BEDROOM (TWO)**

13'6 x 12'2 (4.11m x 3.71m)

Square bay window to side elevation. Double panel radiator. Built-in mirror-fronted wardrobes on two sides having door between to INNER LOBBY with stairs down to the Bathroom & W.C. at lower landing level.

#### **BEDROOM THREE**

13'8 x 11'10 (4.17m x 3.61m)



Narrow square bay window to side elevation. Two double panel radiators. 'L'-shaped range of built-in wardrobes.

#### REAR UPPER HALF LANDING

#### BEDROOM FOUR

14'7 x 10'0 (4.45m x 3.05m)

Window to side elevation. Access to Loft Space. Single panel radiator. Inset handbasin with mixer tap plus cupboard under. Communicating door to Bedroom 5. Door to:

#### DRESSING ROOM

14'1 x 4'9 (4.29m x 1.45m)

Windows to both side elevations. Wall-length range of built-in wardrobe and storage cupboards, one housing water tank. Open hanging rails.

#### BEDROOM FIVE

11'11 x 9'9 (3.63m x 2.97m)

Window to side elevation. Single panel radiator. Inset handbasin with mixer tap plus cupboard under.

#### OUTSIDE

"Villiers Cottage" occupies a large corner plot extending to a width of around 80ft (24.38m) and a depth of around 50ft (15.24m). Its generous gardens, to the south and west, feature a number of mature

trees which, in combination with a high, walled and fenced boundary, provide a surprising level of seclusion. Bespoke wrought-iron vehicular gates lead to a paved HARDSTAND accommodating four vehicles in front of the attached Garage Mews and Car Port.

#### REAR COURTYARD

23'11 x 7'2 (7.29m x 2.18m)

Paved floor. Opening to:

#### CAR PORT

With up-and-over door, pedestrian gate, store cupboard and door to:

#### GARAGE

18'6 x 12'5 (5.64m x 3.78m)

Automatic up-and-over door. Timber staircase to:

#### LOFT ROOM

14'6 x 12'2 (4.42m x 3.71m)

Pinewood-panelled ceiling with roof light to east slope. Multi-pane obscure-glass service door to front elevation. Shelving.

#### GARDEN ROOM

20'0 x 7'5 (6.10m x 2.26m)

(measurements include covered barbecue area). Of brick and glass under a pitched and tiled roof with

skylight. Suitable for a wide variety of uses including home office, studio, etc.

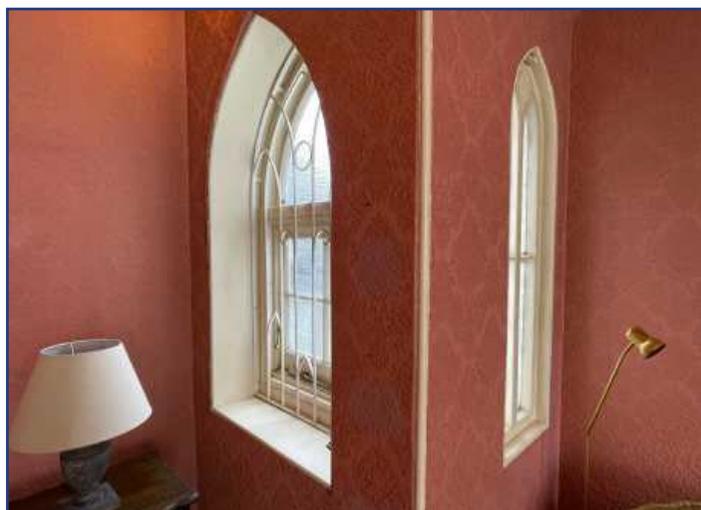
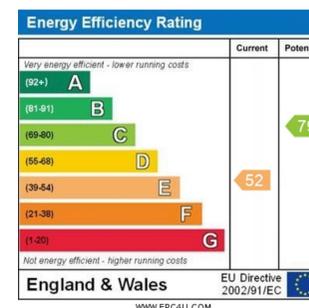
#### EPC 'E'

#### COUNCIL TAX

Band 'G' - £3,634.87 per annum (2025-26).

#### VIEWING

By appointment with SOLE AGENTS,  
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**D.M.Nesbit & Company** 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED T: 023 9286 4321 [www.nesbits.co.uk](http://www.nesbits.co.uk)

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