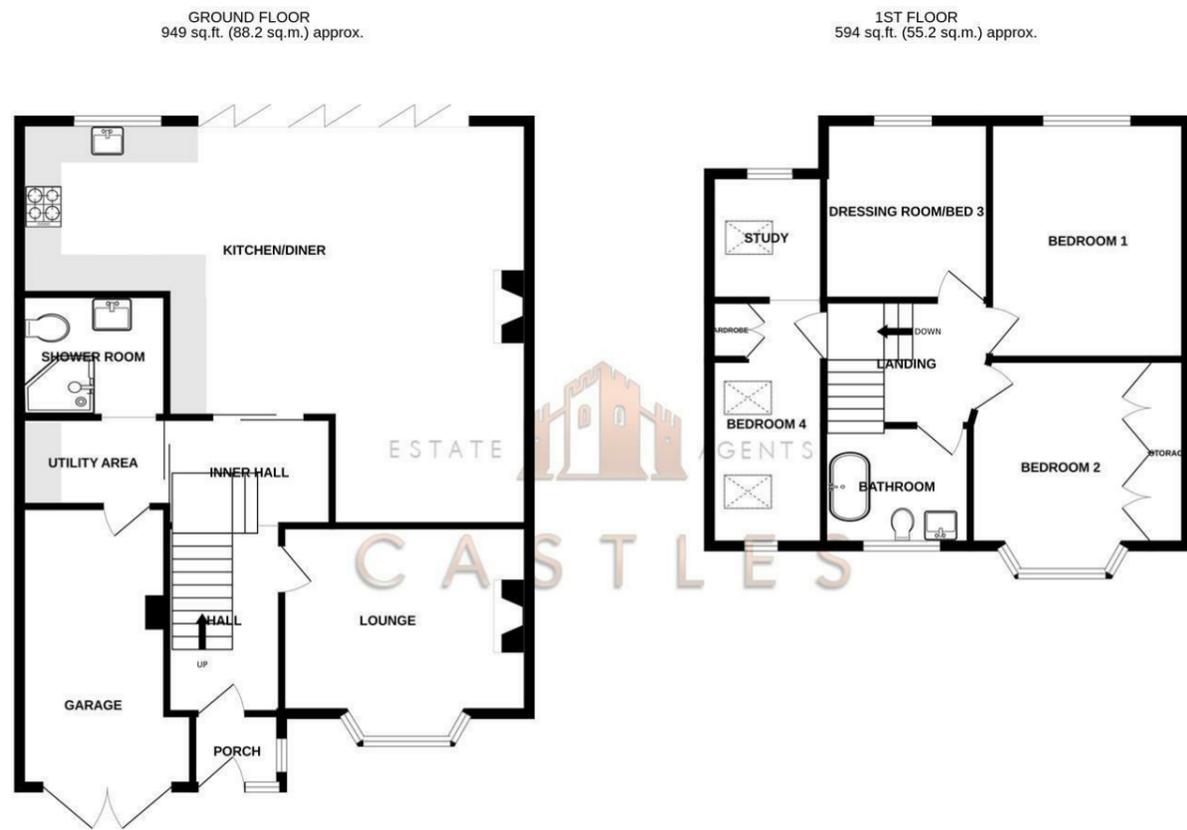


Floor Plan



TOTAL FLOOR AREA: 1543 sq.ft. (143.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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37 Pentland Rise
Portchester, PO16 8JP

We are pleased to welcome to the market this exceptional extended four bedroom detached property with solent views in the popular location of Pentland Rise, Portchester.

This property is immaculate throughout and the ground floor consists of a lounge room to the front with fitted shutters and wood burner. Walking through into the extension you are met with an abundance of space and natural light featuring kitchen, dining and family room. This great space has bi-folds across the rear opening up to the garden and features sky lights and another wood burner. Accessible from the entrance hallway you can also step down to the downstairs shower room, utility room and integral garage.

Moving upstairs there are four bedrooms in total and a family bathroom completes the first floor accommodation. The main bedroom also features fitted shutters and wardrobes. This room offers great views across the solent and beyond.

Externally the rear garden features a paved seating area, steps up to the lawn and heated swimming pool. At the very top of the garden there is a bar area with pool table. To the front of the home there is plenty of off road parking.

For more information or to arrange a viewing on this exceptional home please call Castles today.

Offers over £700,000

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91)		Very environmentally friendly - lower CO ₂ emissions (20 plus) A (18-21)	
(89-90)		(22-23)	
(85-88)		(24-27)	
(81-84)		(28-30)	
(79-80)		(31-35)	
(75-78)		(36-50)	
(71-74)		(51-55)	
(69-70)		(56-60)	
(65-68)		(61-65)	
(61-64)		(66-70)	
(57-60)		(71-75)	
(53-56)		(76-80)	
(49-52)		(81-85)	
(45-48)		(86-90)	
(41-44)		(91-95)	
(37-40)		(96-100)	
(33-36)			
(29-32)			
(25-28)			
(21-24)			
(17-20)			
(13-16)			
(9-12)			
(5-8)			
(1-4)			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

DIRECTORS

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37 Pentland Rise

Portchester, PO16 8JP



- DETACHED
- TWO BATHROOMS
- INTEGRAL GARAGE
- HEATED SWIMMING POOL
- PORTCHESTER HILL SLOPES
- FOUR BEDROOMS
- OFF ROAD PARKING
- SOLENT VIEWS
- OUTSIDE BAR & BILLIARDS AREA
- EXCEPTIONAL HOME

PORCH
4'7" x 4'3" (1.4 x 1.3)

ENTRANCE HALL
10'2" x 5'10" (3.1 x 1.8)

LOUNGE
13'5" x 9'10" (4.1 x 3.0)

KITCHEN DINER / FAMILY ROOM
27'2" x 22'11" (8.3 x 7.0)

DOWNSTAIRS SHOWER ROOM
5'10" x 5'2" (1.8 x 1.6)

UTILITY ROOM
4'7" x 3'11" (1.4 x 1.2)

INTEGRAL GARAGE
15'5" x 7'2" (4.7 x 2.2)

BEDROOM ONE
12'1" x 9'10" (3.7 x 3.0)

BEDROOM TWO
12'9" x 10'5" (3.9 x 3.2)

BEDROOM THREE
9'10" x 8'10" (3.0 x 2.7)

BATHROOM
7'10" x 6'10" (2.4 x 2.1)

BEDROOM FOUR
14'1" x 6'2" (4.3 x 1.9)

STUDY
6'10" x 6'2" (2.1 x 1.9)

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

