





## Portsdown Hill Road, £2,500,000

- Detached property with panoramic views of The Solent and Isle of Wight
- Luxurious interiors with vast family and entertaining space
- Spacious sitting room, family room, and large study
- High-spec kitchen/breakfast room with premium finishes
- Three large bedroom suites, all with en-suites and walk-in wardrobes
- Principal bedroom with 750 sq ft roof terrace
- Detached orangery with bi-folding doors
- Indoor 17m heated pool, gym, and two-bedroom annex





# Winton House

Approximate Gross Internal Area

Main House = 4001 Sq Ft / 371.71 Sq M

Garage = 281 Sq Ft / 26.09 Sq M

Annexe = 729 Sq Ft / 67.70 Sq M

Orangery = 516 Sq Ft / 47.95 Sq M

Pool Room / Games Room = 2280 Sq Ft / 211.79 Sq M

Total = 7807 Sq Ft / 725.24 Sq M

Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, room placement and the size and placement of fixtures are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Superb detached property situated on the crest of Portsdown Hill and enjoying far reaching views over The Solent, Isle of Wight and Portsmouth, this ideal family home has been finished to the very highest standards by the current owner and now offers extraordinary accommodation throughout.

The main house offers a vast amount of family and entertaining space, with a large study, family room, exceptional sitting room with dining area, together with a luxuriously fitted kitchen / breakfast room. There is a very large integral garage, together with a cloakroom and useful utility room, completing the ground floor accommodation. On the first floor, the main house offers three superb bedrooms suites, all with en-suite facilities, walk in wardrobes and balconies, with the principal room having access to a 750 square foot roof terrace.

Outside, on a large paved terrace, stands a detached orangery, again exquisitely finished with bi-folding doors to three sides and measuring over 500 square feet in area. The large, gently sloping lawn leads to the annex and pool building. The detached annex or staff bungalow is of a good size, offering two double bedrooms, a spacious sitting room, kitchenette and bathroom. The pool building houses a large gymnasium, with changing room and shower room, whilst the pool room houses a delightful 17 metre heated indoor swimming pool. The manicured landscaped grounds extend to approximately two thirds of an acre, whilst to the front of the property the driveway offers parking for numerous cars.





# KNIGHTSBRIDGE

INTERNATIONAL REAL ESTATE



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	