



**St. Andrews Road, Gosport PO12 1QA**



**welcome to**

## **St. Andrews Road, Gosport**

"WOW" - What more can be said about this truly wonderful and unique detached family home which offers character features and space in abundance! The home benefits from six bedrooms, four reception rooms, three bathrooms with an additional cloakroom and plenty more! MUST VIEW!!

### **Entrance Porch**

Composite door to front access, Terrazzo stone flooring, dado and picture rail, coved ceiling.

### **Entrance Hall**

Glazed door with stained glass panels, double glazed window to side elevation, Terrazzo stone flooring, stairs to first floor landing, understairs cupboard, radiator, dado and picture rail, ornamental coved ceiling.

### **Dining Room**

17' 5" max x 12' 9" max ( 5.31m max x 3.89m max )  
UPVC double glazed bay window to front elevation with shutters, UPVC double glazed window to side elevation with shutters, fireplace with marble hearth and gas real flame fire, picture rail, ornamental coved ceiling, radiator.

### **Snug**

11' 1" max x 9' 9" max ( 3.38m max x 2.97m max )  
UPVC double glazed window to front elevation with shutters, cast iron fireplace with tiled hearth, picture rail, ornamental coved ceiling, radiator.

### **Cloakroom**

UPVC double glazed window to side elevation, wash hand basin, wc, tiled splashbacks.

### **Study**

17' 5" max x 13' 3" max ( 5.31m max x 4.04m max )  
UPVC double glazed window to side elevation with shutters, cast iron fireplace with tiled hearth, fitted cupboards and shelf unit to side of chimney breast, double radiator, picture rail, ornamental coved ceiling.

### **Lounge**

15' 8" max x 15' 7" max ( 4.78m max x 4.75m max )  
UPVC double glazed sliding doors, double doors to kitchen, log burner, radiator.

### **Kitchen/Breakfast Room**

22' 2" max x 12' 3" max ( 6.76m max x 3.73m max )  
UPVC double glazed window to side elevation, French doors, matching wall and base units, double oven, induction hob, plumbing for washing machine and dishwasher, one and a half bowl sink and drainer unit, space for American style fridge/freezer, work surfaces, tiled splashbacks, additional storage, radiator.

### **Conservatory**

17' 6" x 9' 6" ( 5.33m x 2.90m )  
UPVC French doors, UPVC double glazed window to side elevation, glass roof, door to garage.

### **First Floor Landing**

Original stained glass panel to side elevation with secondary glazing unit, stairs to second landing, radiator, understairs cupboard, doors to:





### Bedroom One

17' 5" max x 12' 8" max ( 5.31m max x 3.86m max )  
UPVC double glazed bay window to front elevation with shutters, radiator, picture rail.

### Bedroom Two

16' 2" max x 13' 1" max ( 4.93m max x 3.99m max )  
UPVC double glazed sliding doors to sun lounge, radiator, picture rail.

### Sun Lounge

15' 8" max x 12' 3" max ( 4.78m max x 3.73m max )  
UPVC double glazed windows to side elevation, UPVC French doors to rear balcony, two radiators.

### Bedroom Three

11' 1" max x 10' 2" max ( 3.38m max x 3.10m max )  
UPVC double glazed window to front elevation with shutters, radiator, picture rail.

### Bedroom Four

12' max x 9' 3" max ( 3.66m max x 2.82m max )  
UPVC double glazed window to rear elevation, radiator, picture rail.

### Bathroom

Two UPVC double glazed windows to side elevation, bath with shower over, vanity wash hand basin, wc, radiator, tiled walls.

### Shower Room

UPVC double glazed window to side elevation, shower cubicle, wash hand basin, wc, radiator, cupboard, tiled walls.



### Bedroom Five

18' 9" max x 10' 4" max ( 5.71m max x 3.15m max )  
Two roof windows, eaves storage space, electric radiator, door to:

### Jack & Jill En-Suite

Roof window, 'His & Hers' sinks, shower cubicle, wc, electric heated towel rail.

### Bedroom Six

10' 1" max x 7' 1" max ( 3.07m max x 2.16m max )  
Roof window, eaves storage space, electric radiator.

### Outside

To the front the garden is paved with flower beds, driveway leading to the garage and side pedestrian gate. To the rear the garden has a patio area leading to a large (in our opinion) laid to lawn area, mature shrubs and trees, shed and wall and fence enclosed, two external power points.

### Garage

23' 9" x 9' 1" ( 7.24m x 2.77m )  
Electric roller door, power and light.



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## St. Andrews Road, Gosport

- STUNNING & IMPOSING DETACHED RESIDENCE
- DRIVEWAY PARKING & GARAGE WITH ELECTRIC ROLLER DOOR
- THREE BATHROOMS & FURTHER GROUND FLOOR CLOAKROOM
- CHARACTER FEATURES IN ABUNDANCE
- SIX GENEROUS SIZED BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£700,000**



Total floor area 316.1 sq.m. (3,402 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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