



Fort's Edge House, 15 Kintyre Road, Cosham, Hampshire, PO6 3UH

TOWN & COUNTRY  
SOUTHERN



A Five Bedroom Detached Executive Home  
Three Reception Rooms & 17' Kitchen/  
Breakfast Room  
Detached Double Garage & Car  
Hardstanding  
Popular Elevated Hillslopes Estate Location

A detached residence which is situated in an elevated cul-de-sac location surrounded by gardens. The property provides 2193 sq ft of living space arranged over two primary floors and comprises: large entrance hall, cloakroom, study, dining room, sitting room, an open plan 17' kitchen incorporating breakfast room and

utility room on the ground floor, on the first floor are five bedrooms, one with an en-suite bathroom and a family bathroom. This executive home has off road parking, a double detached garage, split-level garden taking advantage of the sloping hillside bank, side pedestrian access and backs onto woodland / trees. No.15 enjoys possibly one

of the best locations in the exclusive development of approximately 140 similar style and sized homes, being ideally located in an elevated position at the upper end of the development in a cul-de-sac. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE: At the northern end of the cul-de-sac on the left hand side is a turning bay and access to off road parking to the front of the double garage, to the left hand side of the property is a gate with fencing providing side pedestrian access, directly to the front is a lawned garden with shrubs, evergreens and bushes, external meter cupboard, covered porch with wooden supports, external lighting, main front door with frosted panel to one side leading to:

FOYER: Square opening leading to hallway, door to:

CLOAKROOM: Low level w.c., wall mounted wash hand basin with tiled splashback, radiator with cover over, double glazed frosted window to front aspect, high level cupboard housing consumer box, ceiling coving.



**HALLWAY:** 11'8" x 9'0" Balustrade staircase rising to first floor with large understairs storage cupboard with cloaks hanging area, ceiling coving, doors to primary rooms, central heating control switch.

**STUDY:** 13'3" x 10'0" into bay window. Double glazed square bay window to front aspect overlooking garden, radiator, ceiling coving.

**SITTING ROOM:** 19'6" x 13'3" Twin glazed doors leading to hallway, ceiling coving, two double radiators, windows to side aspect overlooking garden, full height double glazed sliding door with matching panel to one side leading to rear garden.



**DINING ROOM:** 12'1" x 11'8" Double glazed window to rear aspect overlooking garden with radiator under, ceiling coving, glazed panelled door to hallway, door to kitchen.

**KITCHEN / BREAKFAST ROOM:** 17'7" x 8'9" (12'1" max.) Comprehensive range of matching wall and floor units, integrated Whirlpool dishwasher with matching door, inset 1 ½ bowl sink unit with mixer tap, double glazed window to front aspect overlooking garden, ceramic tiled surrounds, inset four ring gas hob with extractor hood, fan and light over, under unit lighting, range of drawers, eye-level oven with grill under and storage cupboards over and under, integrated fridge and freezer with matching doors, vinyl flooring, door to dining room, ceiling coving. Breakfast area with glazed window to side aspect with radiator under, door to:



**UTILITY ROOM:** 8'10" x 5'10" Door leading to rear garden with window to one side, work surface with single drainer sink unit, mixer tap and cupboard

under, space and plumbing for washing machine, wall mounted boiler supplying domestic hot water and central heating (not tested), tiled splashback, space for free standing fridge/freezer with tall larder style cupboard to one side, ceiling coving, fluorescent tube lighting, vinyl flooring, radiator.

**FIRST FLOOR:** Landing with balustrade, high level window to front aspect, ceiling coving, access to loft space, built-in double doored airing cupboard housing hot water cylinder with range of shelving, doors to primary rooms.

**BEDROOM 3:** 11'7" x 8'11" Double glazed window to front aspect, radiator, ceiling coving, double doored built-in wardrobe with hanging space and shelving.

**BEDROOM 2:** 12'2" x 10'4" to front of built-in wardrobes. Built-in double doored wardrobe to one wall with hanging space and shelving, double glazed window to rear aspect overlooking garden, radiator, ceiling coving.

**BEDROOM 1:** 12'11" x 12'2" measurements to front of built-in wardrobes. Range of built-in wardrobes to one wall with hanging space and shelving, ceiling coving, twin double glazed windows to rear aspect overlooking garden with radiators under, door to:

**EN-SUITE BATHROOM:** Coloured suite comprising: panelled bath with mixer tap and separate Mira shower over, fully ceramic tiled walls, bidet, concealed cistern w.c. with shelf over, wash hand basin with mixer tap and cupboards under, mirror and shaver point over, double glazed frosted window to rear aspect with radiator under, panelled door.

**BEDROOM 5:** 9'1" x 8'3" maximum. Built-in storage cupboard with hanging rail and shelf, double glazed

window to front aspect with radiator under, ceiling coving, ceiling spotlights, panelled door.

**BEDROOM 4:** 9'1" x 8'10" Built-in double doored wardrobe to one wall with hanging space and shelving, panelled door, double glazed window to front aspect with radiator under, ceiling coving.

**FAMILY BATHROOM:** Coloured suite comprising: panelled bath with mixer tap and separate Mira shower over, bidet, concealed cistern w.c., wash hand basin with mixer tap and cupboards under, fully ceramic tiled to walls, ceiling coving, double glazed frosted window to side aspect, radiator, recess with shower cubicle.

**GARAGE:** 19'8" x 17'6" Twin up and over doors, side pedestrian door with window to one side, pitched roof with high level storage, fluorescent tube lighting, power points, to the front of the garage is off road parking.

**OUTSIDE:** To the rear of the property is a wrap-around patio and step leading up to utility room, cold water tap, large patio area which is accessible from the living room, lighting, the garden is laid to lawn and enclosed by fence panelling and wraps round to the right hand side of the property with a level lawn with fence panelling on both sides, sloping / bank garden rising up to fence panelling and backing onto woodland / trees, steps leading up to viewing area with far reaching views.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in a westerly direction taking the third exit at the roundabout into Northern Road, bear left at the traffic lights into Southwick Hill Road, then right into Orkney Road bearing left into Kintyre Road, then immediately right continuing along Kintyre Road, on reaching the eastern end continue into the cul-de-sac where No.15 can be found in the left hand corner.

**AGENTS NOTES:** Council Tax Band G - Portsmouth City Council

Broadband – ASDL/FTTC/FTTP [Fibre Checker \(openreach.com\)](http://openreach.com)

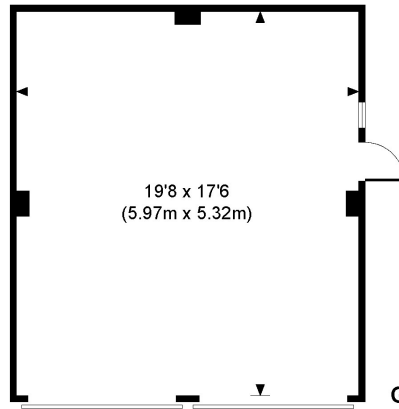
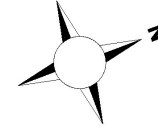
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK/check-long-term-flood-risk.service.gov.uk))



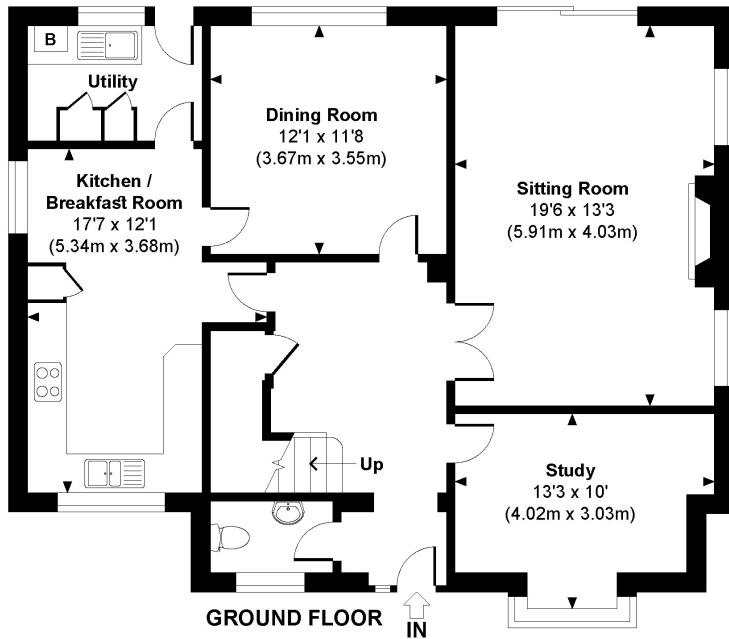
# Kintyre Road

Approximate Gross Internal Area  
 Main House = 1851 Sq Ft / 171.96 Sq M  
 Garage = 342 Sq Ft / 31.76 Sq M  
 Total = 2193 Sq Ft / 203.72 Sq M

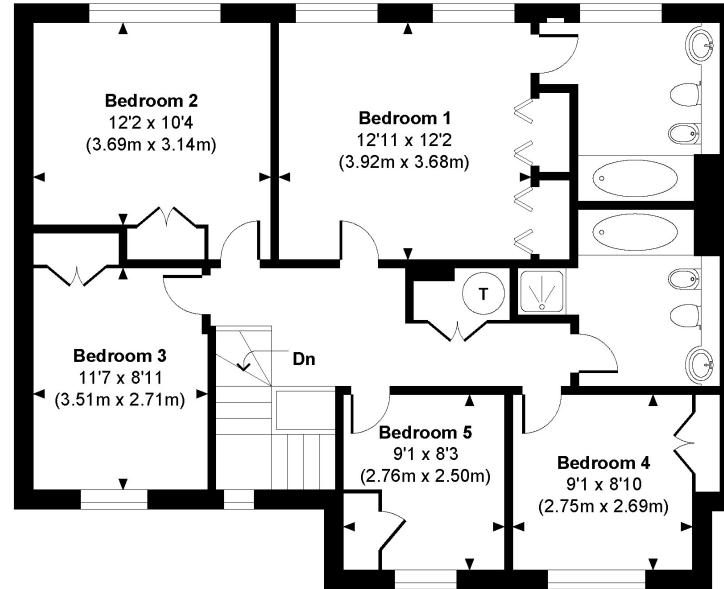
Outbuildings are not shown in correct orientation or location.



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features 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.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

