



Arbury House, 162 Havant Road, Drayton, Hampshire, PO6 2QJ

TOWN & COUNTRY
SOUTHERN



*A Substantial Four Bedroom Detached
Family Home*

*Two Large Reception Rooms & 20' Kitchen
Extensive Car Parking Facilities & Garage
Southerly Facing Garden with Home Office*

A substantial, detached family home which is situated in a popular residential location, yet within easy access of local shopping amenities, bus routes, commutable road links and within the catchment of both Court Lane and Springfield Schools (subject to

confirmation). The accommodation is arranged over two primary floors and provides 2890 sq ft of living space comprising: hallway, 19' living room, open family/dining room, 20' kitchen/breakfast room, utility room, cloakroom, conservatory and walk-in store room on

the ground floor with four bedrooms, a bathroom and separate shower room on the first floor. The property is set back from the road with a large driveway and off road parking for numerous cars as well as a garage and to the rear is a southerly facing garden with home.



Offered with gas fired central heating, double glazing, fitted floor coverings throughout, early viewing is strongly recommended in order to appreciate the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction where Arbury House, No.162 can be found on the left hand just after the junction with Carshalton Avenue.

ENTRANCE: Lowered kerb with brick retaining wall leading to large paved car parking area, enclosed by brick retaining walls on both sides, to the right hand side of the property is a further driveway leading to garage, covered porch with lighting, main front door with chrome furniture leading to:

HALLWAY: Balustrade staircase rising to first floor, understairs storage cupboard housing meters, double radiator, infinity high ceiling with picture rail, (wooden flooring under carpet), panelled doors to primary rooms.



LIVING ROOM: 19'0" x 17'7" into bay window. Double glazed bay window to front aspect overlooking driveway with radiator under, surround fireplace with electric fire (not tested), double glazed window to side aspect with radiator under, (wooden flooring under carpet).

FAMILY / DINING ROOM: 27'0" x 10'0"

Family Room: Curved double glazed bay window overlooking conservatory, textured ceiling and coving, radiator.

Dining Room: Radiator, textured ceiling with coving.



KITCHEN / BREAKFAST ROOM: 20'3" x 9'7" Double glazed window to side aspect, comprehensive range of white fronted wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap and cupboard space under, range of drawer units, ceramic tiled surrounds, space for dishwasher, dresser style unit with cupboards under and over, ceramic tiled flooring, space for free standing range style cooker, range of drawer units, space for fridge, ceiling spotlights, walk-in larder cupboard with range of shelving and wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), double glazed door leading to:

UTILITY AREA: Wall and floor unit, work surface with space and plumbing for washing machine under, over, twin double glazed doors leading to conservatory, door to cloakroom.

CLOAKROOM: Fully ceramic tiled to walls, wash hand basin with mixer tap, close coupled w.c., doubled glazed frosted window to rear aspect, ceiling coving.



CONSERVATORY: 20'10" x 10'10" Pitched roof with central light, high level double glazed windows to side aspect, tiled flooring, low retaining wall with double glazed windows and twin doors leading to rear garden, door to garage, door to:

WALK-IN STORE ROOM: 8'0" x 6'0" Window to garage, double glazed door, tiled flooring, fluorescent tube lighting.

FIRST FLOOR: Mezzanine landing with feature leadlight double glazed window to side aspect, stairs leading to primary landing with balustrade, access to loft space, panelled doors to primary rooms.

BEDROOM 1: 19'2" maximum x 17'7". Double glazed bay window to front aspect with radiator under, range of built-in bedroom furniture including wardrobes, two with mirror fronted doors, chest of drawers, bedside cabinets and high level storage over, seating area with feature bay window to side aspect, textured ceiling.

FAMILY BATHROOM: Coloured suite comprising: bath with hand grips and mixer tap, twin oval sinks with cupboards under and mirror over, shaver point, double glazed window to side aspect, chrome heated towel rail.

BEDROOM 4: 10'4" x 7'2" Double glazed window to side aspect, radiator.

SHOWER ROOM: Fully ceramic tiled to walls, double glazed window to side aspect, closed coupled w.c., vanity unit with oval wash hand basin, mixer tap and cupboards under, textured ceiling with coving, heated towel rail, corner shower cubicle with panelled door.

BEDROOM 3: 14'7" x 9'9" Double glazed window to rear aspect with views over gardens and radiator under, textured ceiling and coving.

BEDROOM 2: 18'0" x 10'0" Double glazed window to rear aspect with views over gardens and radiator under.

OUTSIDE: To the rear is a low maintenance paved southerly facing garden, enclosed by brick retaining walls on either side and fence panelling, garden shed.

HOME OFFICE: 11'8" x 8'1" Ceramic tiled flooring, wall lights, power points, double glazed windows and doors leading to garden.

GARAGE: 18'2" x 8'4" Up and over door, fluorescent tube lighting, double glazed door leading to conservatory.

AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

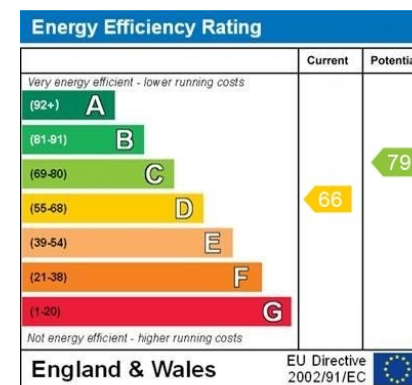
Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))





All measurements are approximate and for display purposes only

Total Area: 231.3 m² ... 2490 ft²



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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.

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