



Springvale, 1 Eveleigh Road, Drayton, Hampshire, PO6 1DH

TOWN & COUNTRY
SOUTHERN



A substantial, four bedroom semi-detached family home which was built in the 1930's on a large plot with views over rooftops towards Langstone Harbour and the City of Portsmouth in the distance. The accommodation is arranged over two primary floors and comprises; large hallway, dining room, living room, conservatory, kitchen, cloakroom, utility room

and integral garage on the ground floor with four double bedrooms and a large bathroom on the first floor. The property is set back from the road with a deep driveway, off road parking and side pedestrian access, to the rear is an enclosed split-level garden with large workshop and a separate summer house. Ideally located for the growing family and situated in

an elevated, residential location it is in close proximity of local commutable road links, recreation grounds, bus routes, shopping amenities and the catchment for Solent and Springfield Schools (subject to confirmation). Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the third road on the left hand side into Farlington Avenue at the traffic light junction, then first right into Eveleigh Road where Springvale, No.1 can be found a short distance along on the left hand side.

ENTRANCE: Brick wall with pillared entrance leading to shingled driveway with parking for numerous cars, to the right hand side of the property is a wall with hedge over, to the front of the bay window is a curved wall with shrubs and bushes, central steps leading up to main front and access to garage, to the left hand side of the property is fence panelling with shrubs and evergreens border, side pedestrian gate leading to rear garden, main front door with leadlight stained glass panels and panel over depicting house name 'Springvale' leading to:



PORCH: Tiled flooring, internal door with leadlight stained glass panels with matching panels to either side leading to:

HALLWAY: 17'0" x 7'2" Balustrade staircase rising to first floor with understairs storage cupboard housing electric meter, infinity ceiling, picture rail, wood flooring, double radiator, doors to primary rooms.

DINING ROOM: 19'11" into bay window x 12'10" Double glazed bow bay window to front aspect overlooking driveway, radiator, central chimney breast with wood surround fireplace, tiled inlay and hearth with living flame coal effect gas fire (not tested), high skirting boards, infinity ceiling, picture rail.

CLOAKROOM: Close coupled w.c., wash hand basin with cupboard under, fully ceramic tiled floor and walls, radiator, double glazed window to side aspect.

SITTING ROOM: 14'10" x 15'11" measurements into recessed feature Inglenook style fireplace with brickette surround and arch over, large tiled hearth with central open fire and range of shelving and Lincrusta panelling to either side, built-in original storage cupboards, dimmer switch, double radiator, twin glazed doors with leadlight windows to either side leading to sun lounge/conservatory, infinity ceiling, picture rail.

SUN LOUNGE / CONSERVATORY: 18'11" x 8'10" Polycarbonate glazed roof, wood laminate flooring, double glazed windows to rear aspect overlooking garden with low brick wall under, twin double doors leading to outside, gas effect log burner, wall lights, radiator, glazed doors to sitting room, glazed panelled door to:

KITCHEN: 10'6" x 13'0" Comprehensive range of cream fronted wall and floor units with wood block work surface, inset single drainer sink unit with mixer tap and pan drawers under, integrated dishwasher with matching door, curved corner units, tiled surrounds, double glazed window to side aspect, glazed panelled door leading to hallway, radiator. Door to utility room, recessed chimney breast with brickette surround, tiled inlay with four ring AEG hob, pan drawers under, extractor hood, fan and light over, to one side is an eye-level Neff oven with microwave over, tall larder style fridge with matching door, wood laminate flooring.

UTILITY ROOM: 9'5" x 8'9" Angled to one wall, polycarbonate glazed roof, double glazed windows to rear aspect overlooking garden, range of wall and floor units with work surface over, inset sink unit with salad tap, space for free standing fridge/freezer, double glazed window to side aspect, one corner wall unit with glazed door, range of drawers and storage cupboards, space and plumbing for washing machine and tumble dryer, ceramic tiled flooring, high level shelf.



FIRST FLOOR: Landing with balustrade, ceiling coving, access to loft space via extendable ladder, doors to primary rooms.

BEDROOM 1: 20'5" into bay window x 12'9" Double glazed bow bay window to front aspect with views over roof tops towards Langstone Harbour and the City of Portsmouth in the distance, curved radiator under, range of built-in bedroom furniture including wardrobes, chest of drawers, dressing area with mirror and light, central chimney breast with wood surround fireplace and tiled inlay, panelled door, ceiling coving, picture rail.

BEDROOM 3: 15'0" x 8'5" increasing to maximum 10'8" Feature raised double glazed bay window to front aspect with matching views and narrow shelf under, radiator, picture rail, panelled door.

BEDROOM 2: 14'10" x 14'4" to front of chimney breast. (15'10" max). Built-in wardrobes to either side of chimney breast with hanging space and shelving, double glazed window to rear aspect overlooking garden with double radiator under, panelled door, dimmer switch.

BEDROOM 4: 12'11" x 10'7" Double glazed window to rear aspect overlooking garden, radiator, picture rail, ceiling coving, panelled door.

BATHROOM: 11'3" x 7'10" Fully ceramic tiled to floor and walls, textured ceiling with spotlights, double glazed windows to side aspect, large corner bath, low level w.c., pedestal wash hand basin with cupboard and lighting over, heated towel rail, corner shower cubicle, radiator.

OUTSIDE: To the rear is a large patio with raised BBQ area, cold water taps, steps leading up to primary lawned garden and enclosed by fence panelling one side and hedge to the other, the garden has two further raised areas with patio and lawn, shrubs, evergreens and bushes, raised vegetable gardens with greenhouses and shed.

WORKSHOP: 19'1" x 10'8" Twin doors to front, windows to side aspect, work surfaces, separate consumer box and lighting.

SUMMER HOUSE: 11'0" x 9'7" Twin double doors to front aspect and windows to either side, pitched roof, wooden flooring.

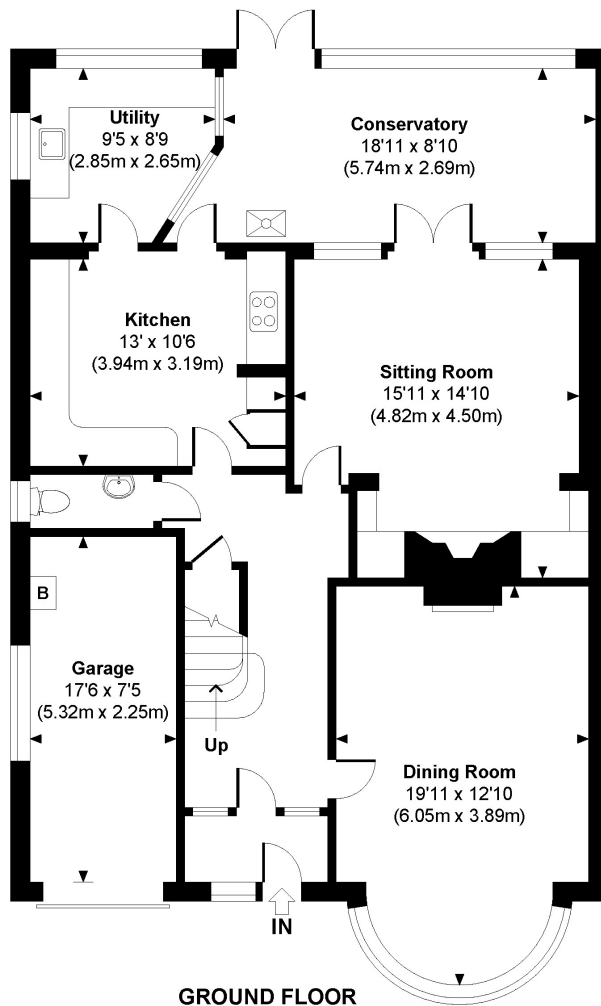
INTEGRAL GARAGE: 17'6" x 7'5" Up and over door, high ceiling, wall mounted boiler supplying domestic hot water and central heating (not tested), range of high level shelving, gas meter.

AGENTS NOTES: Council Tax Band E - Portsmouth City Council

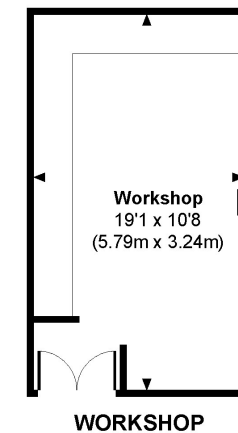
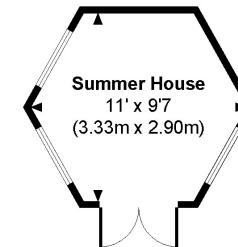
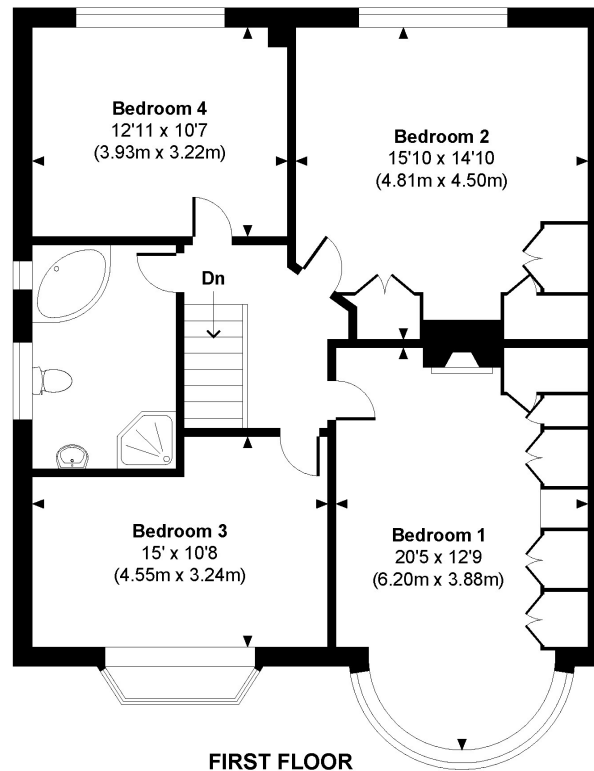
Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

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))





Springvale
 Approximate Gross Internal Area
 Main House = 2015 Sq Ft / 187.16 Sq M
 Garage = 129 Sq Ft / 11.97 Sq M
 Workshop = 202 Sq Ft / 18.76 Sq M
 Summer House = 78 Sq Ft / 7.29 Sq M
 Total = 2424 Sq Ft / 225.18 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, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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